



Lilac Lodge, 54 Castlepark Road,  
Dalkey, Co.Dublin

 **HUNTERS**  
ESTATE AGENT

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BER Exempt



# For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market "Lilac Lodge" this remarkable opportunity to acquire a deceptively spacious three-bedroom residence extending to 191.65sq.m/2,062sq.ft that has been restored and finished to an excellent standard throughout from its original 1858 condition. Set in this much sought after location with one of Dalkey's most desirable addresses, the property is just a few minutes' walk from the heart of Dalkey village where all the local amenities and excellent local schools both primary and secondary are on your door step. The property has the benefit of a private westerly garden to the rear and side access via electric gates allowing ample parking space. This much loved home was re-configured 4 years ago to its current model. The property offers ample space and recreational areas for a busy family looking to enjoy all this property has to offer not to mention the large garden to the rear.

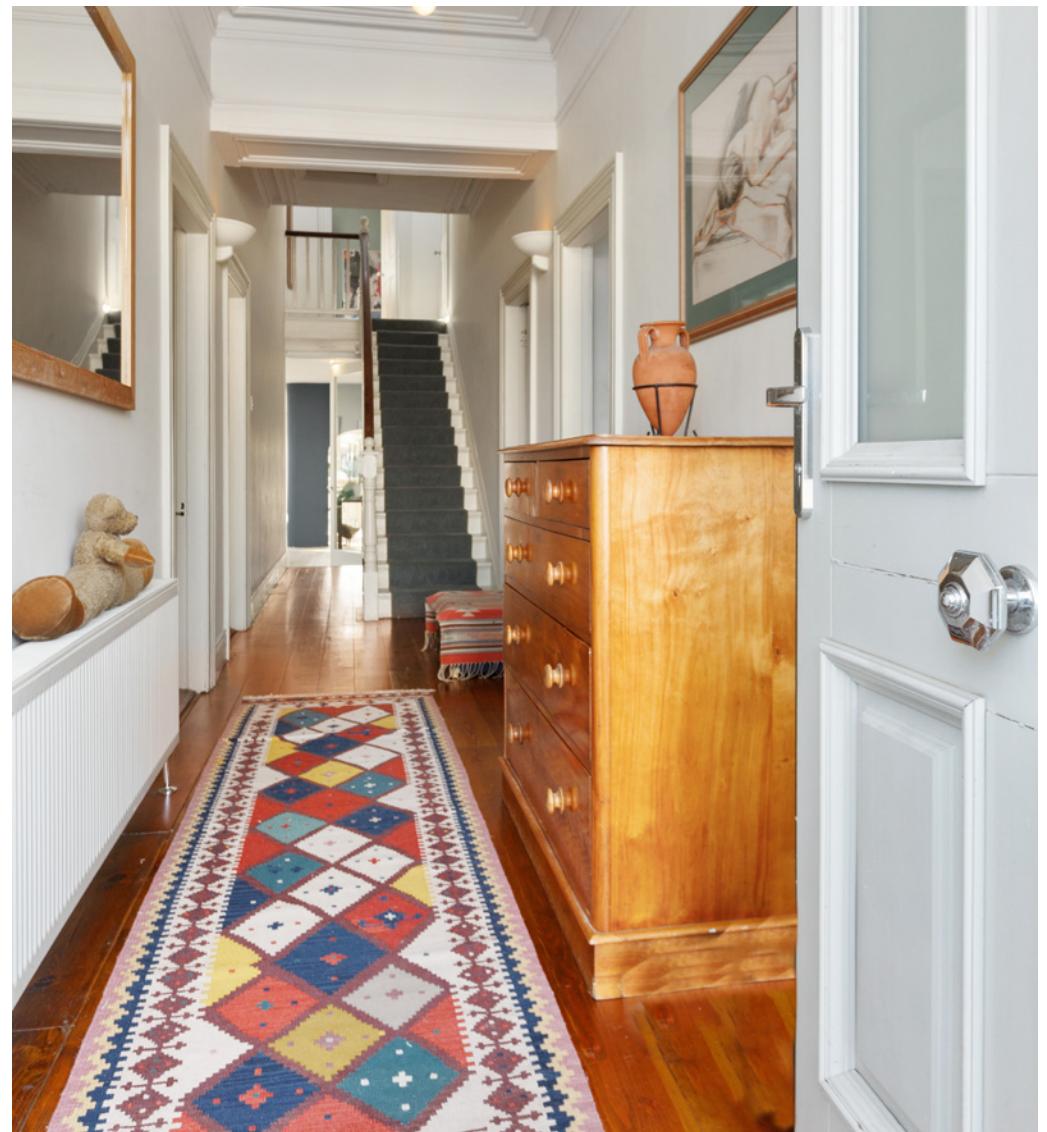
Upon entering the property, you are welcomed by a bright and airy entrance hall complete with a clever use of windows and high ceilings allowing the light to filter through. To the left there is a study (which could be used as a bedroom) interconnected to a reception room that can be closed off by bi-folding doors if needs be. To the rear is the open plan kitchen, living and dining area which incorporates changeable lighting effects to create different ambiances to suit modern living. The back wall is complete in floor to ceiling glass affording an exceptionally bright and airy living space that can be opened up in the Summer months by the use of bi-folding doors. The skylights, and numerous windows here provide the sizable room with natural light and bring the garden into the home. From the living space there is also access to a plant room and a separate utility room that also provides side access for ease. The ground floor is further complete by two spacious double bedrooms complete with ornate fireplaces and a family bathroom. Rising to the first floor there is a double bedroom to the rear of the property and a second bathroom.

The location of 'Lilac Lodge' is very convenient to local transport including the DART. There are excellent schools close by such as Rathdown primary, secondary and boarding options, Castlepark School, Loreto Dalkey, St. Joseph of Cluny Secondary, Clonkeen Boys and CBC Monkstown Boys. The coastal towns of Sandycove and Dalkey are within a few minutes' walk of the property providing stunning coast walks, local eateries, bars and boutiques. There are many recreation activities in the area including Dun Laoghaire sailing club, tennis clubs and Dalkey rowing club.

The garden is an avid gardeners dream, measuring approximately 100ft in length with multiple trees and mature hedging providing ample privacy. There a patio area ideal for relaxing or al-fresco dining in the Summer months complete with a feature brick wall and lighting detail that is adaptable to a variety of ambiances. There is off-street parking to the side.

## SPECIAL FEATURES

- » Three bedroom detached property extending to approx. 191.65sq.m/2,062sq.ft.
- » Double glazed Munster Joinery windows throughout
- » Architectural designed and renovated in 2016 to include a large extension to the rear
- » 3 double bedrooms & 2 bathrooms
- » Original floors, doors, cornicing, and ceiling roses throughout
- » Large west-facing rear garden
- » Gas-fired central heating
- » Original feature fireplaces throughout
- » Superbly presented throughout
- » Full planning permission granted for second storey extension
- » Minutes' walk to Dalkey village
- » Ample off-street parking
- » Excellent schools both public and private including Castlepark School
- » Close to a host of transport links (DART, Bus, Aircoach)





# ACCOMMODATION

## ENTRANCE HALL

10.7m (35.10ft) x 1.66m (5.44ft)

Decorative plaster cornicing, centre rose, ceiling light, solid pine flooring, feature wall lights, access to attic, fuse board, staircase rising to the first floor.

## STUDY/BEDROOM 4

4.16m (13.64ft) x 4.08m (13.38ft)

Solid pitch pine flooring, feature fireplace with slate surround, cast iron and tiled insert and tiled hearth, plaster cornicing, picture rail, uplighters, decorative ceiling rose, bi-folding doors to:

## RECEPTION ROOM

4.23m (13.87ft) x 4.18m (13.71ft)

Solid pitch pine flooring, Slate fire surround with cast iron and tile insert, tiled hearth, plaster cornicing, ceiling light, decorative ceiling rose, electronically controlled Velux windows, T.V. point, door leading to:

## FAMILY / DINING ROOM

8.12m (26.64ft) x 5.34m (17.51ft)

Solid oak lime washed floor, large roof lights, recessed lighting, bi-folding doors to rear garden, door to plant room, door to utility room, T.V. point.

## KITCHEN

5.6m (18.37ft) x 3.3m (10.82ft)

Tiled flooring, Fitzgerald designed hand crafter kitchen complete with feature island/breakfast bar, Whirlpool double integrated oven, five ring stainless steel gas hob, undermounted stainless steel sink unit, Whirlpool integrated dishwasher, Beko American style fridge freezer, larder cupboard, integrated bin drawer, extractor fan, Velux windows, feature high ceiling with ceiling lights, bi-folding doors on two sides to allow access to patio and garden space.

## UTILITY ROOM

2.65m (8.69ft) x 1.8m (5.90ft) Max Measurement

Tiled flooring, built-in floor units, plumber for washing machine and dryer, door to side access.

## PLANT ROOM

1.8m (5.90ft) x .93m (3.05ft)

Tiled flooring, Vokera gas boiler.

## FAMILY BATHROOM

1.69m (5.54ft) x 4.08m (13.38ft)

Tiled flooring, part tiled walls, recessed lighting, his and hers double sink unit with vanity unit, chrome heated towel rail, bath complete with shower attachment and chrome and glass shower screen, w.c, mirror.

## BEDROOM 1

4.12m (13.51ft) x 4.2m (13.77ft)

White painted solid pitch pine flooring, plaster cornice, decorative ceiling rose, access to attic, painted fire surround with cast iron and tiled insert, tiled hearth.

## BEDROOM 2

4.23m (13.87ft) x 4.24m (13.91ft)

Large custom built-in wardrobes, solid pitch pine flooring, plaster cornice, decorative ceiling rose, decorative ceiling lights, slate fire surround with tiled and slate insert and tiled hearth.

## FIRST FLOOR

## LANDING

Velux window, ceiling light.

## BEDROOM 3

5.05m (16.56ft) x 3.88m (12.72ft) Max Measurement

Carpet flooring, access to attic, ceiling light, painted cast iron fire surround with tiled insert and surround.

## SHOWER ROOM

2.71m (8.89ft) x 1.08m (3.54ft)

Tiled floor, part tiled walls, sink with vanity unit, large walk in shower unit with glass and chrome shower door, mirror, chrome heated towel rail, extractor fan, w.c.



## OUTSIDE

To the front the property is approached by steps that are gated leading to the front door. The garden is laid out in lavender planted beds and landscaped in gravel with planted bay hedges to the front.

To the rear the property is complete with a sandstone patio area with a feature red brick wall and lighting detail that can be controlled to suit an array of ambiances. The garden is laid out in a lawn stretching approximately 100ft in length and bordered by mature trees and hedging. The rear garden is not overlooked and exudes privacy. The side access is laid out in gravel allowing for off-street parking and side access to the property is via electric gates. There is also an outdoor tap allowing for ease of maintenance.

## BER DETAILS

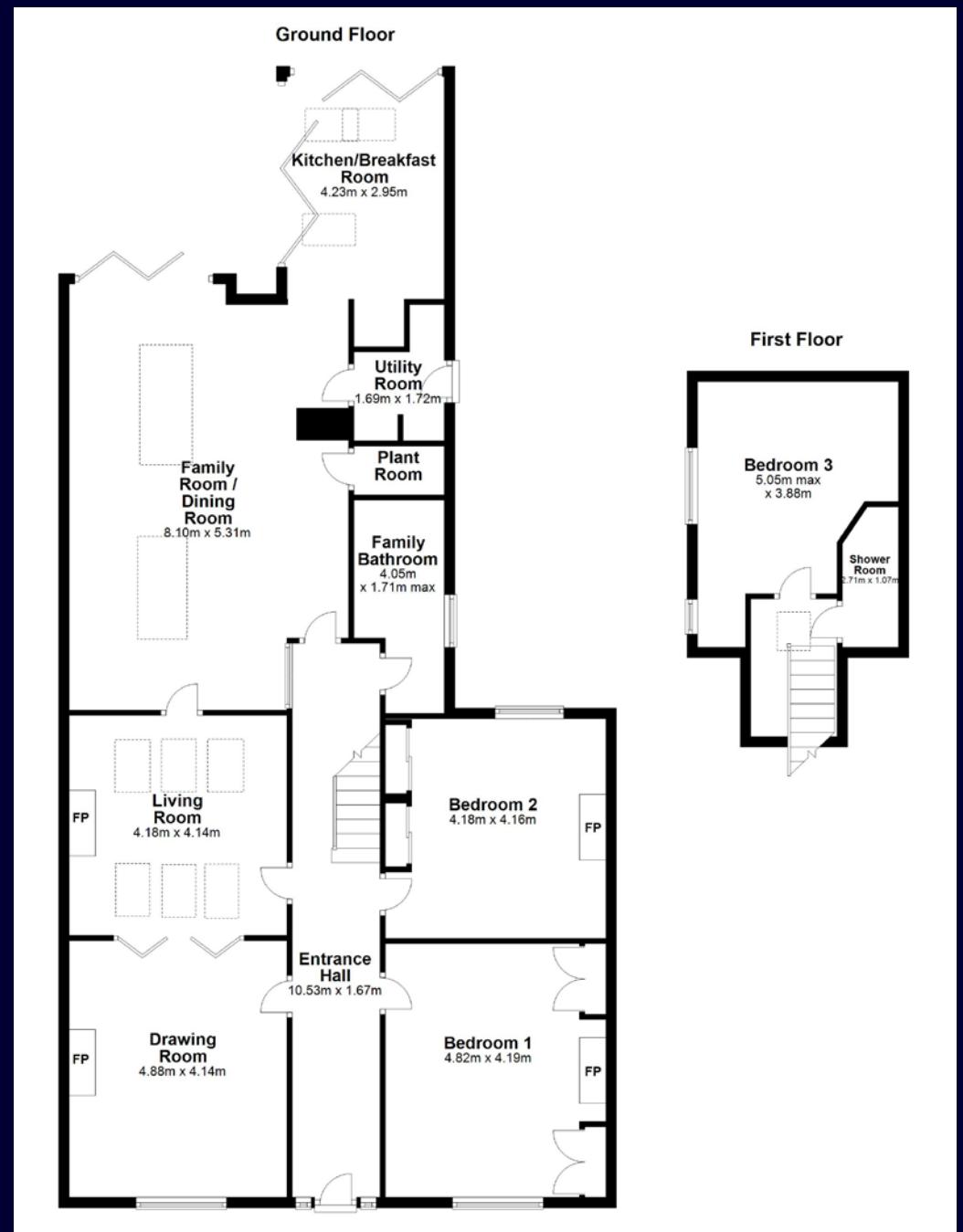
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## DIRECTIONS

Travelling from Dalkey, continue along Hyde Road and turn left onto Castlepark Road. Continue over the bridge and Lilac Lodge will be on your left hand side after the traffic lights.

## VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: [dalkey@huntersestateagent.ie](mailto:dalkey@huntersestateagent.ie)



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