

For Sale

Asking Price: €950,000

Sherry
FitzGerald



12 Kilmore, Bailey View, Harbour Road,
Dalkey, Co. Dublin A96 X289

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BER D1





We are delighted to bring to market this superbly located two/three bedroom duplex apartment, enjoying uninterrupted views over the water. No. 12 Kilmore is a bright and generously proportioned residence, extending to approximately 106.2 sq. m / 1,143 sq. ft.

Located within the exclusive, gated development of Bailey View on Harbour Road, Dalkey, this residence enjoys both privacy and prestige in equal measure.

Upon entering the apartment, you are welcomed by a bright spacious hallway with beige fitted carpets. This floor features two well-appointed bedrooms, one ensuite and both with built-in wardrobes, a large kitchen and utility room, and an elegant living room opening onto a generous balcony with spectacular sea views. The views from the living room take in Dun Laoghaire Pier, the Poolbeg Chimneys across the bay to Howth Head.

A spiral staircase leads to a mezzanine level, which offers a versatile space ideal as a home office or reading nook or a substantial third bedroom with a dedicated seating area.

Further benefits include one designated parking space, a lift, and beautifully maintained communal grounds.

Bailey View is ideally located just a short stroll from the vibrant heart of Dalkey Village, known for its shops, award-winning restaurants, bars and charming cafes. The area is also home to a number of renowned schools, including Loreto Dalkey, Castlepark School, St. Patrick's Church of Ireland National School, and Rathdown School.

Residents enjoy excellent connectivity with the nearby DART station, frequent bus services, the Aircoach to Dublin Airport, and convenient access to the N11 and M50 road networks.

SPECIAL FEATURES

- Balcony with stunning sea views
- Top floor apartment with lift
- Main bedroom ensuite
- Gas fired central heating
- Feature spiral staircase to mezzanine
- One car parking space
- Private gated development
- Floor area 106.2 sq. m (1,143 sq. ft)
- Service Charge €4,680.37

ACCOMMODATION

Entrance Hall split level entrance hall with beige fitted carpets.

Bathroom part tiled with w.c., wash hand basin on a vanity unit, bath with overhead shower attachment. Large, fitted wall mirror, recessed lighting and chrome heated towel rail.

Bedroom 2 double room with beige fitted carpet, box bay window and built in wardrobe. Sea views from box bay window.

Bedroom 1 spacious and wonderfully bright double aspect room with corner window enjoying superb sea views, fitted wardrobes, wall lights and beige fitted carpets. Ensuite part tiled with w.c., wash hand basin and shower cubicle, fitted wall mirror, chrome heated towel rail and recessed lighting.

Kitchen/breakfast shaker style fitted kitchen with black granite counter tops, Beaumatic oven & microwave, 4 ring electric hob, extractor fan, integrated dishwasher, Liebherr fridge freeze. Box bay window with sea view.

Utility Room plumbed for washing machine also houses the hot press.

Living Room exceptionally bright with Le Droff fireplace with coal effect gas fire, large picture window with stunning sea view and door to balcony.

Mezzanine area a spiral staircase leads up to this versatile open plan space currently used as bedroom 3 with a seated area – it has 5 large roof lights and a picture window at the gable wall enjoying sea views over to Howth.

GARDEN

One designated parking space and beautifully maintained communal grounds with communal seating area and walkway to waterfront.

BER

BER D1, BER No. 103351441

Energy Performance Indicator: 238.66kWh/m²/yr





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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.