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MAKE OFFERS

For Sale

Asking Price: €1,550,000

Sherry FitzGerald



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BER A2



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.



A refined and exquisitely presented residence where timeless elegance meets modern sophistication. Perfectly positioned at the quieter, lower end of this exclusive terrace, No. 11 enjoys a discreet and private setting. As an end-of-terrace home, it benefits from beautiful sea views and enhanced natural light throughout.

The west-facing rear garden is a particular highlight, basking in golden afternoon and evening sun -creating a serene and secluded outdoor retreat ideal for relaxing or entertaining. Inside, the home exudes quality and style across three well-designed levels. On the ground floor, you'll find a formal sitting room, a guest cloakroom, and a superb open-plan kitchen, dining, and family area. This stylish space is bathed in natural light and featuring a calming, neutral palette.

Particularly generous floor to ceilings heights further create a sense of spaciousness and grandeur. This area is truly the heart of the home. Sliding doors open seamlessly to the landscaped garden, while a discreet utility room enhances practicality without compromising design.

The first floor features a versatile living room/home entertainment space at the front of the house, complete with a bespoke media unit, retractable 100-inch screen, and home cinema projector - perfect for family movie nights or entertaining. Large sash windows frame stunning views over the communal green and out to the sea. Two generous double bedrooms and a beautifully appointed family bathroom complete this level.

The top floor is home to the luxurious main bedroom suite, boasting a walk-in dressing room and elegant en-suite bathroom. An additional spacious en-suite bedroom is also located on this floor, offering flexible accommodation for family or guests.

Outdoors, the professionally landscaped rear garden is designed for year-round enjoyment, with a silver granite patio ideal for al fresco dining and mature planting providing privacy and seasonal interest.

To the front, residents can enjoy the peaceful ambiance of a beautifully maintained communal green, featuring pergolas, seating areas, and manicured lawns - fostering a warm sense of community in a tranquil setting.

SPECIAL FEATURES

- Superb location in a small exclusive development
- Classic red brickwork, granite window and door surrounds, heritage-style sash windows
- End of terrace house with beautiful aspects and sea views
- Beautifully appointed accommodation over 3 levels in turn key condition with a west facing rear garden
- Villerory & Boch sanitary ware
- Under Floor Heating at Ground Level
- Private car parking with electric car charger
- Retractable 100 inch Screen and Home Cinema Projector AV System in Entertainment Room included
- All Remote-Control Window Blinds/Integrated Multi Room Audio systems and surround Sound.
- Service Charge €1,200 per annum



ACCOMMODATION

Entrance Hall: welcoming entrance with oak parquet flooring, wall panelling, ceiling coving. Guest w.c: part wood panelled walls, fitted mirror, wash hand basin, w.c. with concealed cistern and recessed lighting

Sitting room: double aspect room, again with oak parquet flooring, box bay window, ceiling coving, feature fireplace with gas fire

Kitchen/breakfast: crafted in-frame QK kitchen, features Milestone quartz countertops, a generous island with built-in seating, and premium Neff appliances. Utility Room: compact utility room again with fitted storage units, quartz countertops, sink unit. Plumbed for washing machine. Comms Cabinet.

Home entertainment room: Spacious room with dual aspect windows with sea views. Fitted home entertainment unit with generous storage and retractable 100 inch Screen and Home Cinema Projector AV System.

Bathroom: fully tiled with fitted wall mirror, recessed lighting. Wash hand basin in vanity unit, w.c. with concealed cistern and walk in shower unit.

Bedroom 4: double room to rear with fitted Slide robe wardrobe.

Bedroom 3: Dual aspect bedroom with sea views. Fitted wardrobes
Bedroom 2: twin room with fitted Slide robe wardrobes and Velux window. Access to eave storage.
Ensuite: fully tiled with shower unit, pedestal wash hand basin and w.c. with concealed cistern.
Bedroom 1: Spacious double room with sea view.
Dressing room: fitted wardrobe with skylight
Ensuite: exceptionally spacious ensuite. Fully tiled with bath and overhead shower attachment, w.c. with concealed cistern, pedestal wash hand basin, chrome heated towel rail. Fitted wall mirror with back lighting and recessed lighting.

GARDEN

The west-facing rear garden is a particular highlight, basking in golden afternoon and evening sun -creating a serene and secluded outdoor retreat ideal for relaxing or entertaining.

BER

BER A2, BER No. 109928093
Energy Performance Indicator: 46.74k kWh/m2/yr

