



Kaikoura, 11 Strand Road, Killiney, Co. Dublin.

 **HUNTERS**  
ESTATE AGENT

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BER C1





# For Sale by Private Treaty

Hunters Estate Agent are proud to present 'Kaikoura' to the market. This unique house extending to 239 sq.m(2,572sq.ft) was constructed in 2007 to the highest of standards and offers the discerning purchaser the rare opportunity to acquire a beach front residence in desirable Killiney. With magnificent panoramic sea views over Killiney Bay, Killiney Hill, Dalkey Island and down the coast towards Wicklow this property is set in a most private and idyllic location at the end of a private road. The architect designed property has a stunning quality of light which permeates to its core thanks to clever design and the rhythmic sigh of the sea sets a delightful atmosphere.

Upon entering the property one is greeted by a grand entrance hall with solid walnut floor and a light well. The hall leads to a spacious drawing room and through double doors to a spacious kitchen/dining/family room with feature limestone fireplace and Siematic kitchen. There are sliding doors to a sun deck and grassed play area overlooking the beach with private pedestrian access onto the sand. Rising to the first floor one finds a spacious landing lit by the clever light well. There is a cosy dual aspect reception room with stunning sea and coastal views and access to a balcony. The spacious master suite is located to the front overlooking the beach and benefits from a dressing room with superb shelving and luxurious en-suite with free standing roll top bath. Also on this level there are two further double bedrooms with access to a balcony and a pretty family bathroom. The top floor boasts another spacious landing and contains a further large double bedroom with spectacular sea views and access to another large balcony. There is also a super study and a second family bathroom. This floor would also lend itself to conversion to a giant luxury master suite should a new owner wish.

Leaving ever popular Killiney Strand to one side 'Kaikoura' is also within a short distance of a host of amenities including delightful Dalkey and Foxrock villages, Killiney Hill Park & Dylan's Park. The area is very well serviced by public transport, the DART is located on Strand Road just minutes away and other transport links include the N11 and M50 nearby. The area offers a myriad of excellent primary and secondary schools for those with children.

## SPECIAL FEATURES

- » Presented in excellent order
- » Light filled interiors extending to c. 270sq.m/2900sq.ft.
- » Stunning views
- » Siematic kitchen
- » Siemens appliances
- » Quality doors and floors
- » Fired Earth bathrooms
- » Burglar alarm
- » Brushed chrome switch plates and sockets
- » Surveillance security cameras



## ACCOMMODATION

### ENTRANCE HALL

9.67m(31'9") x 2.35m(7'9")

Spacious entrance hall with feature light well. Stream line built in storage units, solid walnut floors. Double doors in to the family room.

### DRAWING/PLAY ROOM

3.58m(11'9") x 5.75m(18'10")

Spacious and bright room with louvred shutters and view of the garden.

### FAMILY ROOM

4.58m(15'0") x 4.33m(14'2")

Impressive limestone fireplace with marble inset and marble hearth flanked by recessed shelving units. Wall mounted LG plasma television. Recessed lighting and solid walnut floors. Patio doors to garden. Opening into: -

### KITCHEN/DINING ROOM

7.80m(25'7") x 3.87m(12'8")

Superb Siematic kitchen incorporating illuminated limestone worktop areas and limestone surround and stainless steel Franke sink unit. Quality Siemens appliances incorporating an eye level double oven, integrated fridge and dishwasher, a 5 ring gas hob and stainless steel extractor fan. Recessed lighting and solid walnut floors. Patio door to garden.

### UTILITY ROOM

3.54m(11'7") x 2.17m(7'1")

Range of fitted units with a walnut work top and stainless steel sink. Built in Zanussi washing machine and dryer and a Siemens freezer. Recessed lighting and a slate tiled floor.

### WET ROOM

2.08m(6'10") x 2.84m(9'4")

A white Fired Earth suite incorporating a hand held and rain head shower unit, pedestal wash hand basin and a wall hung WC. Tiled walls and floor.

### STAIRCASE TO FIRST FLOOR

### LANDING

4.36m(14'4") x 5.38m(17'8")

Feature wall lights and light well.

### RECEPTION ROOM

5.88m(19'4") x 3.41m(11'2")

Stunning views out to the sea and across to the Sugarloaf mountains. Wall mounted LG plasma television. Attractive light fittings. Door to balcony overlooking the sea.

### MASTER BEDROOM

4.72m(15'6") x 4.46m(14'8")

A range of mirror door wardrobes. Door to balcony overlooking the beach and sea.

### BALCONY

2.44m(8'0") x 4.70m(15'5")

### DRESSING ROOM

4.48m(14'8") x 1.79m(5'10")

Superb range of shelving and hanging units.

### BATHROOM ENSUITE

1.97m(6'6") x 2.72m(8'11")

White Fired Earth suite incorporating a free standing roll top bath with telephone shower attachment, large wall mirror, pedestal wash hand basin, mirror door medicine cabinet and WC. Porcelain tiled floor. Under floor heating.

### BEDROOM 2

3.06m(10'0") x 3.88m(12'9")

Access to balcony.

### BALCONY

1.63m(5'4") x 6.39m(21'0")

### BEDROOM 3

5.06m(16'7") x 3.07m(10'1")

Access to balcony.

### BATHROOM

1.85m(6'1") x 2.30m(7'7")

A white Fired Earth suite incorporating a bath with tiled surround and a rain head shower unit, wall mounted wash hand basin, mirror door medicine cabinet and wall mounted WC. Tiled floor and recessed lighting. Under floor heating.

### STAIRCASE TO SECOND FLOOR

### LANDING

5.38m(17'8") x 6.77m(22'3")

(Max measurement.) Picture window overlooking Killiney Beach and Killiney Hill. Feature light well. Fitted wardrobe.

### HOTPRESS

3.40m(11'2") x 0.80m(2'7")

Insulated cylinder

### BEDROOM 4

5.33m(17'6") x 3.53m(11'7")

Door to extensive terrace overlooking the sea.

### TERRACE

8.37m(27'6") x 2.35m(7'9")

### SHOWER ROOM

3.42m(11'3") x 2.07m(6'10")

White Fired Earth suite incorporating a fully tiled shower unit, wall mounted wash hand basin and WC and wall mirror, louvred shutters and tiled floor.

### STUDY

2.80m(9'2") x 3.50m(11'6")

Door to the terrace overlooking the sea.









## GROUNDS

### REAR GARDEN

4.50m(14'9") x 10.35m(34'0")

A raised deck area and artificial lawn surrounded by a secure wall and railing with private pedestrian access to the beach.

### FRONT GARDEN

Large garden and play area laid out in gravel and artificial grass with a raised flower bed and attractive cut granite wall.

## DIRECTIONS

## VIEWING

By prior appointment.

## BER Details:

BER Rating: C1

BER Number: 105138481

Energy Performance Indicator: 160.91 kWh/m<sup>2</sup>/yr

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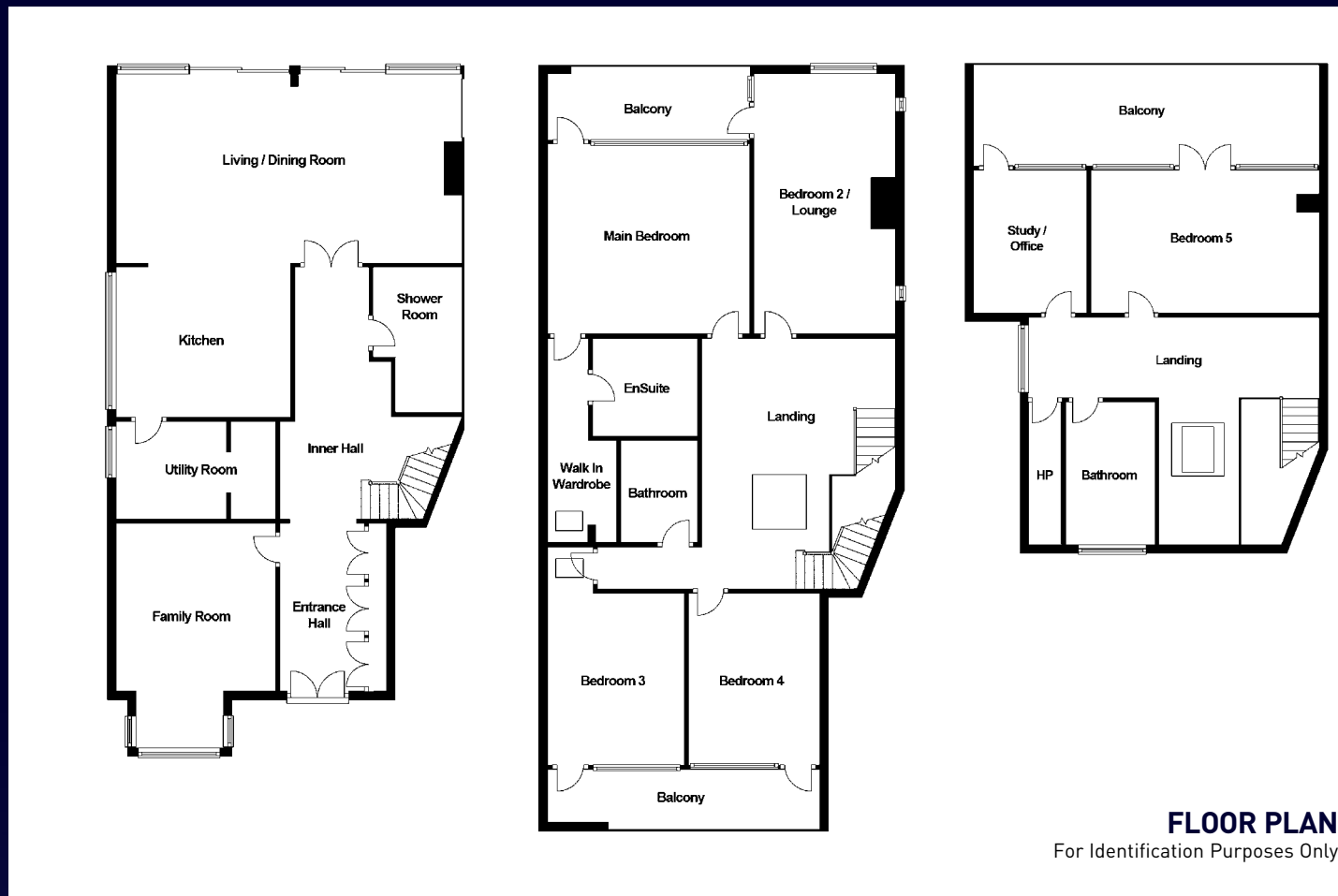
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