



Arranmore

Cunningham Road, Dalkey, Co. Dublin

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INTERNATIONAL REALTY



Arranmore, Cunningham Road, Dalkey, Co. Dublin

Features

- Highly regarded prestigious residential address
- Attractive lawned gardens and grounds extending to approximately 0.16HA (0.4 acre) with stunning views to the front and an extensive sunny south facing orientation to the rear
- Breath-taking panoramic sea views over the rooftops of Dalkey, Dun Laoghaire Harbour and across Dublin Bay to Howth
- Dalkey Town Centre and all its wonderful facilities on the doorstep
- Surrounded by an excellent selection of primary and secondary schools
- Floor area of approximately 275sq.m (2,960sq.ft) – (not including the attic room measurement of 14sq.m. (151sq.ft.))
- Dalkey DART Station, 11 and 59 bus routes as well as the Aircoach makes commuting very simple
- Potential to extend if so desired subject to the necessary Planning Permissions
- Secure off street parking to the front for a number of cars
- Tranquil scenic walks over Dalkey and Killiney hills and by the seafront on the doorstep
- A wide range of recreational and leisure facilities close by
- Gas fired central heating (Worchester boiler replaced approximately three years ago)
- Ornate architraves surrounding the reception room and bedroom doors

An exceptionally attractive red brick late Victorian family home, built in 1875, enjoying an elevated position along this prestigious road which connects Ardeevin Road with Dalkey Avenue.

This is an extremely impressive property offering superbly presented, generously proportioned bright and airy accommodation upgraded in recent years, retaining many of the original features of its era, and further enhanced with spectacular views over the Dalkey rooftops, Dun Laoghaire Harbour and across Dublin Bay to Howth.

Standing on manicured gardens and grounds of approximately 0.16HA (0.4 acre), Arranmore is approached by a long tarmac driveway bordered by a sweeping lawned garden and well-defined granite wall boundaries benefitting from a much sought after south-westerly orientated two-tiered rear garden laid out mainly in lawn. A beautiful inviting wide entrance porch opens through to the reception hall by way of a glass panelled door with a stained glass fanlight over. The entrance hall connects the drawing room with the dining room and ultimately through to the family room/study. In the dining room there is a hatch opening through to the kitchen with a shower room and utility/plant room completing the accommodation at the ground floor level. Up the very fine staircase there are four double bedrooms, the master being en suite, a family bathroom, sunroom, an attic room and bathroom completing the accommodation on the upper floors. The views from the front bedrooms in particular are breathtaking. There is a garage to the side with a store/bedroom and above this is an own hall door self-contained unit which is laid out as an open plan living/dining/kitchen/bedroom area and a shower room. A side passage with granite steps connects the front to the rear. The property offers vast potential to extend to the side and into the rear garden in order to increase the overall accommodation if so desired, subject to planning permission.

The position of this quality home will be of major interest to those trying to get a foothold in the highly regarded much sought after Dalkey location. This coastal town offers a wide range of local and specialist shops, cafes, delicatessens, excellent pubs and some of the finest restaurants in South County Dublin. The surrounding is well served by an excellent selection of primary and secondary schools including Loreto Abbey Dalkey, Harold Boys, Castle Park and the Harold National School. Dalkey DART Station is literally around the corner and this services the city centre as well as many secondary boys' schools with regular ease. Dalkey also caters for many recreational and leisure facilities with Cuala GAA and Dalkey United situated close by as well as golf, tennis and hockey clubs. There are also many fitness centres and the tranquil scenic walks over Killiney/Dalkey hills and along the seafront are particularly popular. Dun Laoghaire Harbour has its two piers and the four yacht clubs along with extensive marina will be of major interest to the marine and sailing enthusiast.

This is a truly unique home, a once in a lifetime opportunity to purchase and comes to the market in excellent decorative order having been wonderfully maintained over the years.





Accommodation

Entrance Hall: 3m x 1.5m (9'10" x 4'11") with ceiling coving, centre rose, tiled floor and multi glass panelled door with stained glass fan light over opening to the

Inner Hall: 4.6m x 1.7m (15'1" x 5'7") with dado rail, ceiling coving and centre rose

Drawing Room: 6.1m x 4.2m (20' x 13'9") into the bay window, with wonderful sea views, open fireplace with timber mantle and surround, slate inset and slate hearth, ceiling coving and centre rose

Dining Room: 5.9m x 4.2m (19'4" x 13'9") with wonderful sea views, ceiling coving, centre rose, open fireplace with timber mantle surround, steel inset and slate hearth, hatch through to the kitchen and door to the

Family Room: 3.6m x 4.2m (11'10" x 13'9") with picture rail

Inner Hall: 3.4m x 1.9m (11'2" x 6'3") with quarry tiled floor and alarm panel

Shower Room: 2.9m x 1.8m (9'6" x 5'11") with step in shower, w.c., wash hand basin with cupboards under, quarry tiled floor and recessed lighting

Kitchen/Breakfast Room: 5.2m x 4.4m (17'1" x 14'5") with a range of fitted cupboards and units, centre island with sink unit, plumbed for dishwasher, storage cupboards, polished Corian worktop, polished Corian splashbacks, integrated Neff four ring electric hob with extractor fan over, integrated Neff electric oven, recessed lighting, polished ceramic tiled floor, and door to the inner courtyard area laid out in patio slabs and with two sinks

Utility Room: 4.1m x 2m (13'5" x 6'7") with Worcester gas boiler, sink unit, plumbed for washing machine, large water tank with water pumps and door out to the side

Hall Return

Bedroom 3: 5.5m x 4.4m (18'1" x 14'5") with ceiling coving,

picture rail, open fireplace with timber mantle and surround, tiled inset and tiled hearth, fitted shelving and double doors to the

Sunroom: 3.2m x 6.2m (10'6" x 20'4") with door to the rear garden and bordered by timber panelling

Bedroom 4: 5.25m x 2.7m (17'3" x 8'10") into the bay window, with ceiling coving and overlooking the rear garden

Shower Room: 3m x 1.8m (9'10" x 5'11") with step in shower, w.c., wash hand basin with cupboards under, recessed lighting and tiled ceramic floor

First Floor: with ceiling coving

Main Bedroom: 5.1m x 4.1m (16'9" x 13'5") into the bay window, with picture rail, ceiling coving, elegant fireplace with cast iron mantle and surround, tiled inset and tiled hearth, magnificent views over the Dalkey rooftops, Dun Laoghaire Harbour, across Dublin Bay to Howth, and door to the

En Suite Shower Room: 3.1m x 2.5m (10'2" x 8'2") with step in shower, w.c., wash hand basin with cupboards under, tiled ceramic floor, ceiling coving and recessed lighting



Bedroom 2: 6m x 4.1m (19'8" x 13'5") with ceiling coving, picture rail, elegant fireplace with cast iron mantle and surround, tiled inset and tiled hearth

First Floor Return

Attic Room: 3.15m x 4.35m (10'4" x 14'3") with cast iron fireplace, timber floorboards, hatch to attic storage space and skylight

Shower Room: 3.3m x 2.1m (10'10" x 6'11") with bath with shower over, w.c., wash hand basin with cupboards under, recessed lighting and tiled ceramic floor

BER Information

BER: E1. BER No: 106485063.

EPI: 301.26 kWh/m²/yr.

Eircode

A96 E440



Outside

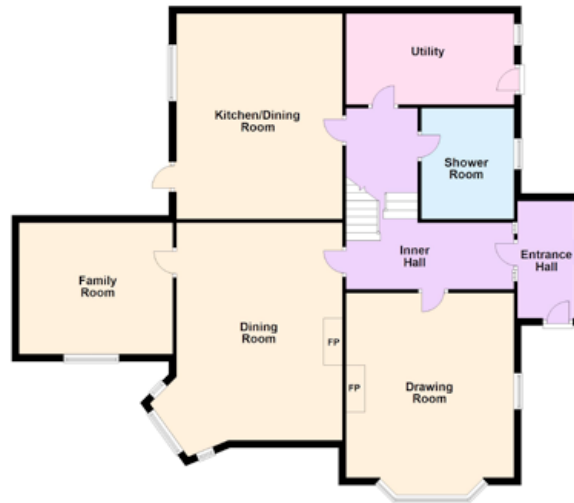
To the front granite block pillared vehicular cast iron gates open onto a large tarmacadam drive providing off street parking for numerous cars bordered by a sweeping lawned garden and well-defined granite wall boundaries. There is a garage of 3.75m x 3.35m (12'4" x 11') to the side with folding doors opening to the front and a storeroom adjacent of 3m x 3.2m (9'10" x 10'6"). Above the garage is an own hall door self-contained unit of approximately 23sq.m. (248sq.m.ft) with a kitchen area and shower room ideal for use as further ancillary accommodation or a home office. The overall site extends to approximately 0.16AH (0.4 acre) and the stunning two-tiered south westerly facing rear garden of approximately 32m (105ft) is laid out mainly in lawn abundant with a variety of flowers and shrubs with granite steps connecting to the front.



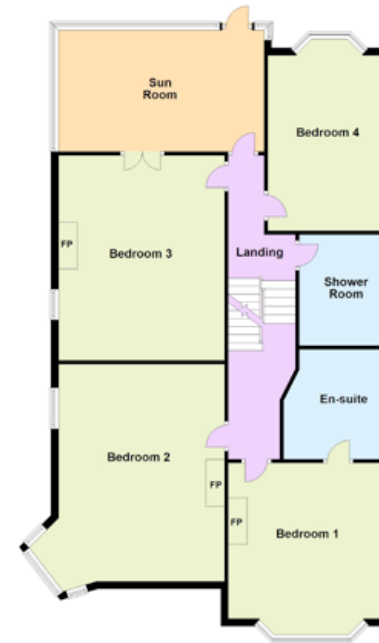


FLOOR PLANS Not to scale - for identification purpose only.

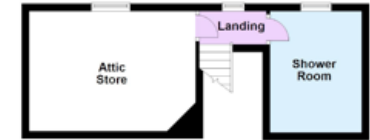
Ground Floor



First Floor



Second Floor



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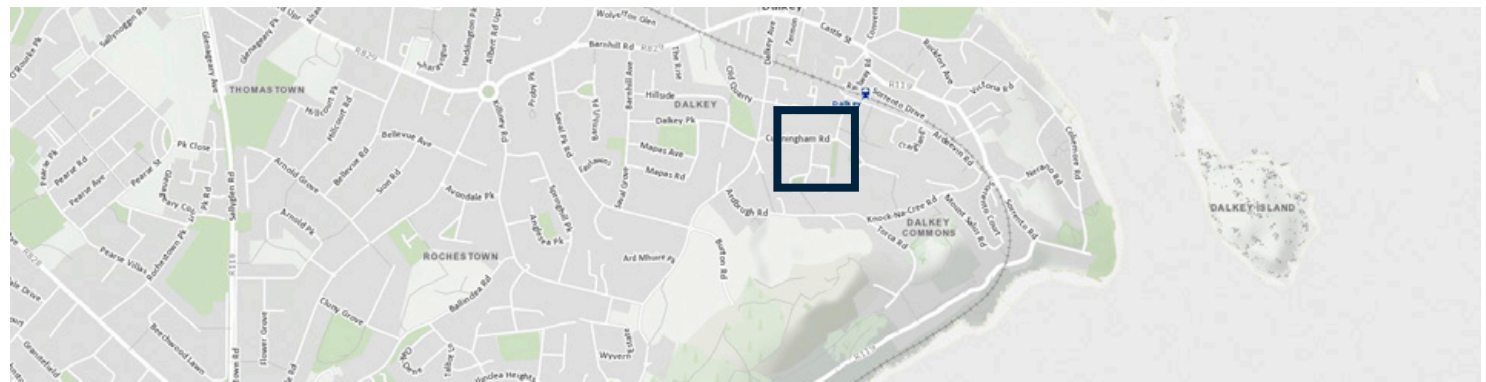
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