

For Sale

Asking Price: €1,850,000

Sherry
FitzGerald



21 Hyde Park, Dalkey,
Co. Dublin, A96 D9P1

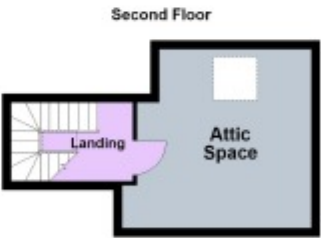
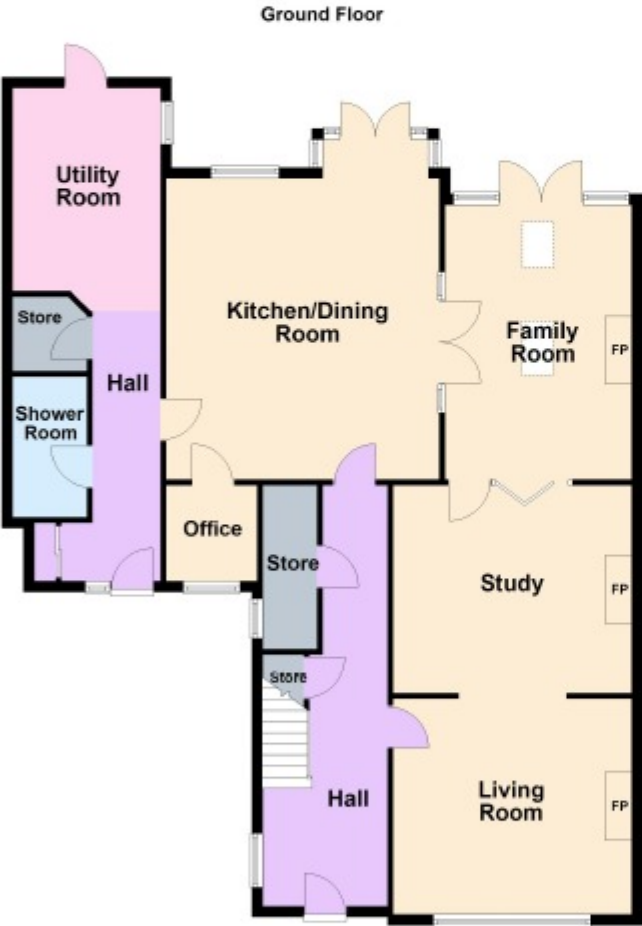
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BER B



GROUND FLOOR

FIRST FLOOR







A superb opportunity to acquire an exceptionally well-presented semi-detached family home, ideally positioned within this highly sought-after cul-de-sac just off Hyde Road. Behind its attractive façade lies a wonderfully bright and generously proportioned residence, offering an outstanding balance of space, comfort and style. Perfectly suited to modern family living, this impressive home enjoys a highly convenient location just moments from Dalkey's vibrant main street, the villages of Glasthule and Sandycove, and the iconic Forty Foot.

Beautifully extended and thoughtfully remodelled, the property is presented in true turnkey condition. Finished to an exceptionally high standard throughout, the accommodation is both spacious and well-balanced, with a superb quality of light evident in every room. Soft neutral tones, attractive fitted stair runners and carefully chosen finishes create a warm and welcoming atmosphere, while the large windows flood the interior with natural light, further enhancing the wonderful sense of space throughout the home.

The ground floor offers a seamless flow between the reception rooms and the contemporary, bespoke Kerwood design fitted kitchen, creates a superb living environment for growing families. Designed with both everyday life and entertaining in mind, the accommodation opens effortlessly to the sunny south-west facing rear garden through sets of French doors, allowing natural light to pour into the living spaces. A generous utility/laundry room,

guest W.C. and comms room enhance the practicality of the layout, and providing access from front to rear for added convenience.

Upstairs, there are three spacious double bedrooms, including a superb principal suite complete with a walk-in dressing room and ensuite shower room. A large family bathroom serves the remaining bedrooms, while the converted attic provides valuable additional storage space.

Properties of this calibre in Hyde Park are rarely available and remain consistently sought after due to their generous proportions, abundance of natural light, excellent parking and exceptional family-oriented accommodation. Combined with an unrivalled location surrounded by an array of outstanding amenities, including excellent schools, shops, cafés, coastal walks, sporting facilities and transport links.

This is a truly special home offering an enviable lifestyle in one of South Dublin's most desirable residential settings. Early viewing is highly recommended.

ACCOMMODATION

Entrance Hall: with solid oak floors, picture rail, radiator cover, recessed lighting and under stairs storage.

Drawing room/library: with varnished oak floor, recessed, lighting, matching attractive Limestone fireplaces with open fire. The library area is fitted with bookshelves, bifold doors open into

Sitting room: with vaulted ceiling with glass atrium, feature gas fire.

French doors open into the garden.

Kitchen/dining area: fitted with a bespoke Kerwood design, dark grey fitted kitchen with island unit all over an oak floor. Siemens double oven and warming plate, Fisher and Paykel American style fridge freezer, wine fridge, integrated dishwasher, Siemens venting induction hob.

Study/Nook: a small study area overlooking the front garden and sits off the kitchen

Side hall: with oak timber floors, cloakroom storage.

Shower room: with wash hand basin, w.c. with concealed cistern, a large shower cubicle

Comms room: houses the gas boiler and Joule water cylinder.

Laundry: to the rear end of the side hallway, with storage, sink unit and is plumbed for washing machine.

First Floor

Family Bathroom: with bath, w.c., large corner shower unit with rainwater showerhead and separate shower attachment. Generous wash hand basin in vanity unit with overhead mirrored medicine cabinet.

Bedroom 3: exceptionally bright and spacious double bedroom with fitted wardrobes.

Bedroom 2: another exceptionally bright double bedroom with oak floorboards and fitted wardrobes.

Main Bedroom Suite: with walk-in dressing room area with fitted carpets, and fitted slide robe wardrobes.

Ensuite: spacious fully tiled shower room with w.c., wash hand basin and corner shower unit with rainwater shower head. Chrome heated towel rail, recess lighting and velux window.

Main bedroom: double aspect and exceptionally bright and airy, grey fitted carpets and TV point.

Second floor

Attic room: additional storage accommodation. It has a proper staircase leading to it however, it does not comply as a bedroom.

GARDEN

To the front, a Ballylusk pebble driveway provides off-street parking for two to three cars and is framed by mature planting, shrubs and boundary walls. The rear landscaped south-west facing garden enjoys excellent privacy and exceptional sunshine. Two patio areas have been thoughtfully positioned to maximise the sunny southerly and westerly aspects, creating ideal spaces for outdoor relaxation and entertaining.

SPECIAL FEATURES

- Beautifully appointed accommodation extends to 218sq.m
- Exceptionally bright and airy accommodation
- Three double bedrooms (main ensuite)
- Private cul de sac location
- Excellent off-street parking & Electric car charger
- Private southwest facing rear garden
- Highly desirable location close to Dalkey/Sandycove & Glashule
- Close to excellent primary & secondary schools, sports facilities

BER

BER B, BER No. 119745875

Energy Performance Indicator: 119.94kWh/(m².y)









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