



DUNMARA, STRAND ROAD,
KILLINEY, CO. DUBLIN

Lansdowne
Partnership
ESTATE AGENTS

Stunning castellated seafront home with unparalleled views of Killiney Bay. Dating from 1878 the accommodation extends to approximately 436 square metres/4,693 square feet and is laid out over three levels. Standing on 1.1 acres of beach fronted manicured grounds incorporating several outbuildings and a tennis court. Direct access to Killiney Beach, this stunning family home is a once in a lifetime opportunity to acquire a piece of paradise.



Dunmara

Lansdowne Partnership is delighted to present Dunmara, Strand Road, Killiney to the market. This is a truly elegant three storey over garden level seafront period residence of approx. 436 sq.m / 4,693 sq.ft. Set on circa 1.1 acres and featuring several outbuildings, the property enjoys spectacular sea views over Killiney Bay and coastline. Quietly nestled away on this private road, this generously proportioned home enjoys spacious and light filled rooms with beautifully detailed period features throughout.

Granite steps lead to the spacious reception hall opening up to interconnecting drawing room and sitting room, inner hallway, reading room and a gracious formal dining room with access to a large rear balcony. The first floor is presented with a landing, a master suite comprising a bedroom, separate dressing room and ensuite shower room, bedroom 2, both enjoying sea views and a family bathroom. A walk-in hotpress is located on the first floor return and an additional bedroom on the second floor. At garden level there is a hallway, library, family room, Utility room, wc, superbly appointed Newcastle Design Kitchen, bar, two double bedrooms with en-suite bathrooms and generous dining & living room with access to the rear deck.

This substantial property is approached via pillared electric gates with a cobble lock drive providing off street parking for several cars. Cut stone granite walls with a variety of plant life and a beautiful feature marble fountain fuels the imagination of things to come. The secluded gardens (approximately

1.1 acres) are meticulously tended to and landscaped with a variety of mature trees, hedging, herbaceous borders, colourful planting and rolling lawns. The rear garden is presented with a combination of a low maintenance flower beds with sculptured box hedging, flagstone patio with granite steps and a sizeable decked area to relax and appreciate the magnificent views over Killiney Bay and coastline.

A gravelled pathway meanders around the private manicured gardens. For the sports enthusiast there is a full size tennis court, afterwards a bracing swim can be enjoyed via the private gated access to Killiney beach. For the film buff a private cinema is nettled quietly in the corner of the grounds with a roof terrace to enjoy al fresco dining and entertaining. A charming wooden chalet doubles as an outdoor bar for garden parties. For the discerning reader, Dunmara also enjoys a separate library with sea views where one can while away the time with a good book.

Situated in this prime location, Dunmara is located within close proximity to Killiney village and the heritage village of Dalkey with their specialty shops, eateries, bijou restaurants and hostelryes. There are a variety of recreational amenities nearby including golf, hill walking over Killiney and Dalkey hills, coastal and beach walks and four yacht clubs for the keen sailor. Some of South County Dublin's most prestigious primary and secondary schools are located within close proximity including Holy Child, The Harold, CBC Monkstown, Loreto Dalkey, St Andrews and Blackrock College to name but a few.

Finally, the area is serviced by excellent public transportation within 5 minutes' walk of the DART at Killiney and close by to the LUAS at Cherrywood, the Air coach stopping at Fitzpatrick's Hotel. The M50 and N11 motorways are also within easy reach offering easy access throughout Dublin city and surrounding areas. Dublin city centre 16 km/ Dublin international airport 40 km / Dalkey village 4 km / Killiney DART Station 500 metres.

Special Features

- Beautifully appointed 5 bedroom period home
- Approx. 436 sq.m / 4,693 sq.ft
- Magnificent sea views over Killiney bay and coastline
- Gated and secluded grounds of 1.1 acres / 0.445 hectares
- Three large outdoor balconies ideal for entertaining and relaxation
- Separate cinema room and library
- Full size hard tennis court
- Superbly appointed Newcastle Design Kitchen
- Generous secure parking behind electric gates
- Private access to Killiney beach
- Minutes from Killiney Dart Station







GARDEN LEVEL

Kitchen/Breakfast Room: 5.00m x 3.89m + 5.04m x 2.67m + 3.09m x 2.6m

Superbly appointed Newcastle Design kitchen with extensive range of fitted units, white marble counter tops, 2 integrated Belfast sinks, filter tap, Gas fired Aga with 4 ovens, 2 hot plates, two ring gas hob, Fitted Miele steam oven, Miele microwave, 2 Liebherr freezers, 2 integrated Miele dishwashers, feature centre island with breakfast bar, china/glass display cabinets, large wine Liebherr fridge, ceiling coving, recessed lighting, tiled floor, access to front and door to.....

Under stairs Storage: 2.27m x 1.87m

Gas fired boiler and separate water heater.

Dining Room: 4.96m x 4.24m

Timber floor, part panelled walls and spiral staircase.

Living Room: 7.50m x 4.44m

generously proportioned triple aspect living room with recessed lighting, timber flooring, wainscoting surround, covered radiators, television point, and access via French doors to rear decked area.

Bar: 4.85m x 2.32m

Fitted bar, part panelled walls, recessed lighting, timber flooring and access to outside deck.

Lobby: 1.53m x 1.51m

Bedroom 4: 5.40m x 5.06m

Generous dual aspect double bedroom with fitted carpet, covered radiator, built in wardrobes, recessed lighting and beautiful sea views over Killiney Bay. French doors to garden.

En-Suite:

Tiled walls and floors, pedestal wash hand basin, step in shower and recessed lighting.

Bedroom 5: 5.16m x 4.82m

Generous dual aspect double bedroom with fitted carpet, covered radiator, built in wardrobes, recessed lighting and beautiful sea views over Killiney Bay. French doors to garden.

En-Suite:

Tiled floors, WC, wash hand basin with storage surround, door to hallway.

Inner Hall: 6.81m x 1.94m

Stairs to first floor. Marble tiled floors, covered radiator, door to rear garden.

Utility Room: 3.63m x 2.99m

Hardwood floor, generous fitted storage, separate Miele washing machine and dryer.

Study: 4.80m x 3.49m

Range of fitted bookshelves, fitted carpet, television and ISDN points.

Family Room: 4.79m x 3.49m

Wooden panelled walls, raised feature gas fireplace, television point, covered radiators and beautiful sea views.

HALL LEVEL**Reception Hall: 5.86m x 2.72m**

Double doors to reception hall with tiled marble floor, feature high ceiling, decorative coving, and covered radiators.

Drawing Room: 6.73m x 4.85m

Beautiful dual aspect interconnecting rooms featuring fitted carpet, shuttered sliding sash windows, feature high ceiling, decorative cornicing, feature fireplace with marble hearth and surround with tiled inset and hearth, views over the front garden. The rear reception features decorative ceiling coving, Adams fireplace with slate surround and hearth, fitted bookcase and seated bay window with spectacular views over Killiney Bay.

Formal Dining Room: 8.49m x 5.0m

Generously proportioned triple aspect dining room with beautiful views over the surrounding lawns and Killiney Bay. Feature fireplace with combination of mahogany and marble with a slate hearth. Double French doors to a large elevated balcony with spectacular sea views. Spiral staircase to Dining Room.

Reading Room: 4.27m x 2.93m

Marble tiled floor, French doors opens to a stone staircase leading to rear garden.

FIRST FLOOR**Landing: 3.11m x 2.63m**

Decorative picture window with beautiful sea views.

Master Bedroom: 5.62m x 4.31m

Double bedroom with fitted carpet, ceiling coving, feature bay window with spectacular views over Killiney Bay.

Walk-in Dressing Room: 3.26m x 2.93m

Extensive range of fitted wardrobes, recessed lighting.

Ensuite Shower Room: 3.56m x 1.41m

Tiled shower unit, Vanity unit with integrated sink with marble surround, illuminated mirror over, w.c., tiled floor, recessed lighting.

Bedroom 2: 5.53m x 2.74m

Triple aspect double bedroom with fitted carpet, storage presses, television point, access to front and rear castellated balconies with panoramic views over Killiney Bay and coastline.

Family Bathroom: 3.02m x 3.00m

Fitted carpet, pedestal wash hand basin, WC, raised bath, step in shower and shelved hot press.

FIRST FLOOR RETURN

Walk-in hotpress: with sky light.

SECOND FLOOR**Bedroom 3: 3.56m x 2.71m**

Triple aspect turreted bedroom with panoramic views over Killiney Bay and coastline.

OUTSIDE

Set behind an imposing granite wall and electric gates this magnificent family home stands on approximately 1.1 acres/0.445 ha. To the front is a cobbled driveway with a central fountain, offering secure parking for numerous cars. One's eye is immediately drawn to the stunning coastal views framed by a rolling lawn.

Benefitting from a private gateway along with approximately 82 metres of frontage onto Killiney beach. The property capitalises on its dramatic setting with a host of outdoor entertainment spaces including three large decks accessed directly from the house. The property benefits from manicured lawns and a full size tennis court. Indeed the lawn has also been used as a grass court in the past.

The garden has a number of charming outbuildings which are listed below:

Cinema Room: 6.64m x 4.30m

Formerly a stone boat house this attractive building boasts a surround sound system, recessed lighting, access to roof top castellated terrace with panoramic sea views from Dalkey Island to Bray head.

Library: 5.00m x 3.86m

Set in the north eastern corner of the grounds this detached library hosts a generous range of fitted book shelves, recessed lighting and WC. French doors open on to a private patio area with panoramic sea views, overlooks tennis court.

Chalet / Summer House: 3.40m x 2.74m

Beautiful timber chalet ideal for outdoor entertaining overlooking tennis court.

Garage:

Extending to approximately 30.2 sq. m / 325 sq.ft.

SERVICES

We understand that all services are available to the property, however interested parties are advised to satisfy themselves of the availability and adequacy of all services.

MAPPING

Mapping clearly illustrating boundary fence lines and is available from the selling agents to viewing parties.

PROTECTED STATUS

Under the current Dun Laoghaire Rathdown County Council record of protected structures, Dunmara is recorded as a protected structure Ref: 1755.

BER RATING

As Dunmara is a protected structure it is BER Exempt.

VIEWING

Viewing is strictly by appointment with the sole selling agents.

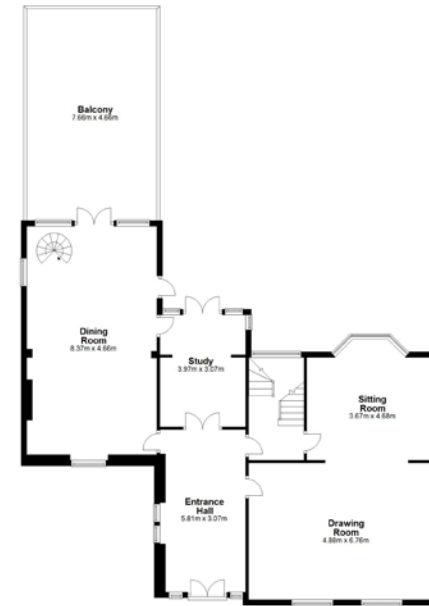








Floor Plans



Lansdowne
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