

# For Sale

Asking Price: €1,295,000



1 Derrynane Terrace, Dalkey,  
Co Dublin A96 V840

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BER C3





A wonderful opportunity to acquire this most impressive red bricked bay windowed residence superbly located in the heart of Dalkey. The property which has a wonderful sense of space incorporates many notable features synonymous with the Victorian era, including nicely appointed reception rooms, attractive ceiling coving, picture rails and sash windows.

Upon entering no. 1 Derrynane Terrace, one will immediately notice that this property offers light filled and deceptively spacious accommodation. The entrance hall with its high ceilings leads to the gracious living room featuring a bay window and attractive ceiling coving. Double doors open into the study, which in turn leads through to the kitchen/ dining room with doors opening out to the private west facing rear garden. Off the kitchen there is a spacious utility room/ pantry and a guest w.c in the hallway completes the downstairs accommodation.

Upstairs the accommodation consists of four impressive bedrooms; the fourth is currently in use as a walk-in wardrobe and could easily be converted back to a bedroom. Completing the accommodation at this level is a generous bathroom.

Ideally positioned on Convent Road, the list of local amenities and services is almost endless. They include excellent schools, a selection of speciality shops, restaurants and maritime facilities, public transport including the DART, not to mention the picturesque walks of Coliemore Road, Killiney and Dalkey Hills.

This fine period home is ideal for those looking for a combination of charm and convenience.

Accommodation: Floor area 138 sq.m. (1485 sq.ft.) approx.

#### SPECIAL FEATURES

- Quiet location in the heart of Dalkey town
- Light filled interior with kitchen/dining room extension
- A wealth of original Victorian details
- Private west facing back garden
- Proximity to schools, DART and local amenities

## ACCOMMODATION

### Ground Floor

Entrance Hall: light filled hallway with wood effect flooring.

Living room: with polished timber floors, bay window and feature fireplace with brass inset. Double doors open through to the dining room/ study.

Study/ Dining: originally the dining room this is currently used as a study. Features polished timber floors and a decorative tiled fireplace with cassette stove. Steps lead through to the kitchen.

Kitchen/ Dining: with fitted units, shelving, timber solid timber counter tops, Belfast sink, gas hob, extractor fan, centre island and Aga with feature brick surround. There is a spacious dining area for entertaining.

Utility Room: with a selection of fitted wall and floor units.

Guest w.c: with w.c and wash hand basin.

### First Floor

Landing: spacious light filled landing.

Bedroom 1: spacious double bedroom to the front of the house with sliding sash window and exposed polished floors.

Bedroom 2: spacious double bedroom to the rear of the house with exposed timber floors and sliding sash windows.

Bedroom 3: spacious single room to the front of the house with sliding sash windows and exposed timber floors.

Bedroom 4/ office: currently used as a walk-in wardrobe this room has a sliding sash window and exposed timber floors.

Bathroom: partly tiled with w.c, jacuzzi bath, and shower cubicle with overhead shower.

## GARDEN

Garden: The front of the property is exceptionally private, set back behind a laurel hedge and with original cast iron railings, paving and planted beds. There is side access to the rear garden which enjoys a westerly orientation and is very private. It is paved, with a selection of plants, and bounded by a granite wall. There is a Barna shed to the side for additional storage.

## BER

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