



31 Church Road, Dalkey, Co.Dublin

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate agent are delighted to present to the market, this attractive three bedroom semi-detached house. The location is highly sought after and enviable as it's positioned on quiet Church Road, yet only a few minutes walk from the heart of the heritage town Dalkey. The perfect location for those who want every convenience on their doorstep.

Extending to 115sq.m/1,244sq.ft approx. This bright and spacious house would make a very comfortable and cosy family home. Upon entering the property one is welcomed by a small porch leading to a generous hall with understairs storage. Off the hallway is the bright living room overlooking the south-east facing front garden, from here bi-folding double doors lead to the dining room with original service hatch to the kitchen. The kitchen, which is fitted with a good range of wall and floor units and tiled splash back, enjoys a quiet and peaceful view over the rear garden. From here there is a small inner hall with w.c. and door to garden. A tv room/study completes the accommodation on this level. Rising to the first floor one finds the generous dual aspect main bedroom with built in wardrobes and ensuite. There are two further double bedrooms and a family shower room at this level. From the landing there is access to the attic.

Outside to the front there is ample off-street car parking and a good sized detached garage. The remainder of the front garden is laid out with grass and attractive planted mature beds. From the front pedestrian side access leads to a generous north-west facing private rear garden which benefits from mature beds and planting and an outdoor storage shed. There is potential to extend subject to planning permission.

Situated in the heart of Dalkey the property boasts a truly desirable location. The property lies on Church Road just a short walk away from a host of amenities in Dalkey town with its boutique shops and restaurants. There is a wealth of excellent schools both public and private in the area at both senior and junior levels including; Wyvern, St. Joseph of Cluny, Loreto Dalkey, Castlepark and Rathdown to name but a few. There are also superb transport links with easy access to the road network including N11 and M50, good public transport with bus routes and the DART in Dalkey.

SPECIAL FEATURES

- » Spacious 3 bedroom family home
- » Extending to 115sq.m/1,244sq.ft approx
- » Off-street parking for up to two cars
- » Detached garage
- » Gas fire
- » Alarm system
- » Sought after location in the heart of Dalkey
- » Double glazed throughout
- » Private rear garden
- » Potential to extend subject to planning permission



ACCOMMODATION

PORCH

2.1m (6.89ft) x 0.8m (2.62ft)

Sliding glass doors.

ENTRANCE HALL

1.8m (5.91ft) x 5.5m (18.04ft)

Carpets, under stair's storage, hot press.

LIVING ROOM

4.3m (14.11ft) x 3.5m (11.48ft)

Fireplace with gas fire, marble inset and hearth, bi-folding doors.

DINING ROOM

2.6m (8.53ft) x 3.7m (12.14ft)

Carpets, serving hatch to kitchen

KITCHEN

3m (9.84ft) x 3.3m (10.83ft)

Floor and wall units, plumbed for a washing machine, tiled splashback, stainless steel sink unit

HALL IN KITCHEN

1.4m (3.74ft) x 1.6m (5.25ft)

W.C.

1m (3.28ft) x 1.2m (3.94ft)

W.C., wash-hand basin.

T.V. ROOM

3.2m (10.50ft) x 3.4m (11.15ft)

View over rear garden.

BEDROOM 3

2.1m (6.89ft) x 3.3m (10.83ft)

Carpets.

BEDROOM 2

3m (9.84ft) x 3.7m (12.14ft)

Carpets.

MASTER BEDROOM

3.7m (12.14ft) x 4.4m (14.44ft)

Dual aspect, carpets, built-in wardrobes

ENSUITE

0.8m (2.62ft) x 2m (6.56ft)

W.C., wash-hand basin, fully tiled walls, vanity unit.

BATHROOM

2.1m (6.89ft) x 2.3m (7.55ft)

Shower with Mira electric shower, w.c., wash-hand basin.



OUTSIDE

Rear garden:

Mature garden with raised bedding, potential to extend subject to planning permission. Block built storage shed

Front garden:

Paved driveway, ample off-street parking, detached garage, mature garden, pedestrian side access.

BER DETAILS

BER: E2

BER Number: 111602173

Energy Performance Rating: 375.31 kwh/m²/yr

DIRECTIONS

Coming into Dalkey Village heading west, take the left turn on to Ulverton Road. Take the second right after the Topaz garage and number 31 is on your left hand side.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie

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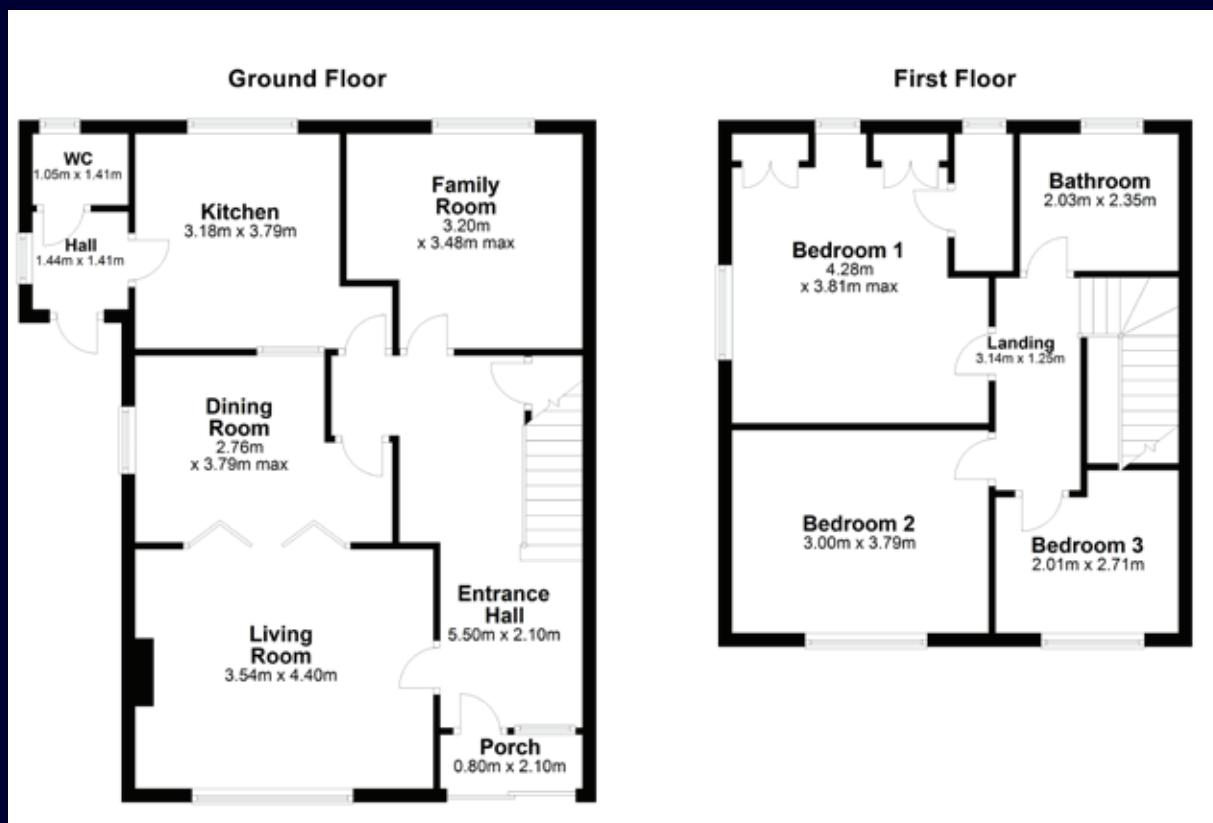
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