

For Sale

Asking Price: €2,100,000



Casa Blanca, Ardeevin Road, Dalkey
Co. Dublin A96 PR83

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BER D2





Casa Blanca is an impressive, detached family residence, elegantly set back from Ardeevin Road on a superb elevated site, commanding breathtaking panoramic views across Dublin Bay. Complemented by a beautifully oriented south-facing rear garden, this is a home of exceptional charm and distinction.

Lovingly maintained by its current owner since the mid-1970s, the property offers a wonderful balance of gracious reception spaces and generous bedroom accommodation. Period features, including attractive fireplaces, enhance the sense of warmth and character throughout. Furthermore, the property presents excellent potential for extension, subject to planning permission, as demonstrated by neighbouring homes.

The well-proportioned accommodation comprises, at ground floor level, a welcoming entrance hall, elegant dining room, spacious sitting room, anteroom, kitchen, and guest w.c. Upstairs, there are three generously sized doubles and a spacious single bedroom and a family bathroom. The overhead attic space would lend itself to conversion also and the views from this level would be most impressive. There is also an integral garage.

Casa Blanca represents a rare opportunity to acquire a truly special family home in an exceptional setting. With its enviable orientation, character, and scope for further enhancement, it offers the perfect canvas to create a forever home for generations to come.

Ideally located just a short stroll from Dalkey Village, one of Dublin's most sought-after addresses, residents can enjoy an array of boutique shops, renowned restaurants, and charming cafés. Dalkey DART station is within easy walking distance, while a selection of highly regarded schools and colleges are close by. Dublin city centre is easily accessible, as are the nearby coastal suburbs of Killiney, Dún Laoghaire, and Monkstown.

SPECIAL FEATURES

- Detached four-bedroom family home
- 161 sq.m. / 1733 sq. ft. (to include garage)
- Well set back off the road
- Ample off-street parking
- Walking distance to Dalkey's main street
- Moments from Dalkey Dart Station
- Nicely appointed accommodation with high ceiling heights
- Southwest facing rear garden
- Wonderful scope to extend subject to Planning Permission

ACCOMMODATION

Porch: with sliding door and tiled floor

Entrance Hall: welcoming entrance hall with high ceilings, coving and understairs storage

W.C.: with W.C. and wash-hand basin

Dining Room: nicely appointed dining room with ceiling coving, attractive marble fireplace with open fire, door to:

Sitting Room: tastefully appointed with ceiling coving and centre rose, handsome teak fireplace with marble inset and gas fire. This room faces southwest and enjoys all-day sunshine, with a door opening directly to back garden

Ante room: neat room with tiled fireplace and access to rear garden

Kitchen: bright room with white floor, high-level units with tiled splashback, Dietrich oven, electric hob

Bathroom: fully tiled, with step-in shower cubicle, bath, bidet, W.C., wash-hand basin, vanity unit, mirrored cabinet

Bedroom 1: lovely spacious double with fitted wardrobes, tiled fireplace and stunning views over Dublin Bay to Howth

Bedroom 2: spacious double with fitted wardrobes, overlooking rear garden

Bedroom 3: double with exposed original timber floors, built-in wardrobe, small tiled fireplace, overlooks the rear garden

Bedroom 4: currently a home office, this has a tiled fireplace and overlooks the rear garden

GARDEN

Set on approximately 0.216 acres, the gardens are a standout feature.

The front garden is laid in lawn and approached via a pebbled driveway providing ample off-street parking. A magnificent mature tree offers both privacy and a striking focal point. To the rear, the south-facing garden is split level, featuring a large patio area ideal for outdoor entertaining, along with an elevated lawn.

BER

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Energy Performance Indicator: 297.03kWh/m²/yr



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Rosie Mulvany
Sherry FitzGerald
23 Castle Street,
Dalkey, Co. Dublin
A96 PR83
T: 01 275 1000
M: 086 854 2284
E: rosie.mulvany@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Colin O'Callaghan
T: 01 237 6421
M: 087 694 6093
E: colin.ocallaghan@sherryfitz.ie

sherryfitz.ie

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