



‘ARKENDALE’ 6 Arkendale Road, Dalkey, Co. Dublin A96 H0C9



THE PROPERTY

Colliers International are delighted to bring No 6 Arkendale Road to the market. This is a rare opportunity to acquire a beautiful spacious five-bedroom Victorian home which has been meticulously maintained and carefully restored over the past 27 years by its current owner. No 6 Arkendale road is an elegant period residence extending to approx. 351 sq.m (3,777 sq.ft) built in 1890, and a most impressive period property and a wonderful example of the architecture of that era. The property enjoys elegantly proportioned reception rooms and retains many distinctive features, including cornices embellished with decorative mouldings, picture rails, 15ft high ceilings, panelled doors, fully functioning fireplaces with original mantles and an impressive solid entrance hall door. Carefully added modern additions including the top of the range Geothermal Heating System with Ochsner heat pump make this 1890s house an exceptional 2018 home.





ACCOMMODATION

Set back from Arkendale Road, the property is approached via a gravelled driveway bordered by mature specimen trees, seasonal flowers and shrub borders leading to a flight of granite steps with original wrought iron railings rising to a front door with stained glass fanlight over opening into the entrance porch. A further stained-glass door opens onto the first-floor hallway.

Upon entering the property, you are immediately struck by its elegance and its tranquil ambience and charm. The light filled entrance hall, exudes character with a staircase and landing with impressive original features throughout including a feature stain glass window.

To the right is a beautiful drawing room with a original fireplace. This gracious reception room boasts high ceiling and two large windows overlooking the south facing rear garden. Also, off the hall there is a formal dining room with marble fireplace enjoying views of the front garden, and also a lovely Country Style kitchen, breakfast room with integrated appliances and varnished original pitch pine timber floor overlooking the front garden. A large utility/ cloakroom completes the layout at this level.

The feature staircase leads to the upstairs where there are five generous bedrooms and a large family bathroom with cast iron roll top bath and separate standalone shower. The master bedroom enjoys a feature bay window, with original cast iron fully functional fireplace and with beautiful views across Dublin Bay to Howth.

The garden level has two access doors one at the side and one at the rear onto the large patio. The snooker and cinema room extends across the front of the house and to the rear is large guest room or playroom with Jotul gas stove and cleverly built in wall beds giving maximum flexibility to the room.

The small kitchen with integrated fridge freezer is designed to accommodate summer entertaining in the secluded south facing rear garden. Also at garden level is a large bathroom with a pine panelled sauna suite and double sized shower.

The area under the steps houses the Geothermal boiler and provides additional storage.

No. 6 Arkendale Road is set on this quiet tree lined avenue, and is a truly delightful family home which exudes old charm and ambience, offering the most discerning of purchaser plenty of scope to remodel to one's own personal and style and taste.

LOCATION & AMENITIES

Arkendale Road is a quiet tree lined cul de sac situated off Castle Park Road close to the heritage village of Dalkey. Glasthule and Sandycove Villages are within walking distance and are home to a vast array of choice shopping and boutique restaurants. The property benefits from excellent public transport to include the DART at Dalkey or Glenageary, approximately an 8 minute walk giving access to Dublin City Centre, Bray, Greystones and Wicklow to the south. There are regular bus routes to Dublin City Centre and Dun Laoghaire Town Centre and the Aircoach which provides a direct route to Dublin International Airport. The M50 motorway and therefore all national primary routes easily accessed closeby.

There are excellent primary and secondary schools, Harold's boys National School, St Patrick's National School which are all within easy reach as well as Castle Park, Holy Child Killiney, St Joseph of Cluny and Rathdown secondary schools. There are a wide range of amenities nearby including swimming, boating and fishing. Stunning coastal walks along Killiney Hill and Dalkey.

GARDENS

The front garden is bounded by ornate wrought iron railings over granite plinth and decorative hedging. The garden is mature and planted to provide colour all year around. There are several specimen trees including a Cherry Blossom. The extensive south facing rear garden is 68 ft long with both large patio & lawn areas. It enjoys quiet privacy from the surrounding gardens and the patio is a warm sun trap suitable for summer entertaining.





FEATURES

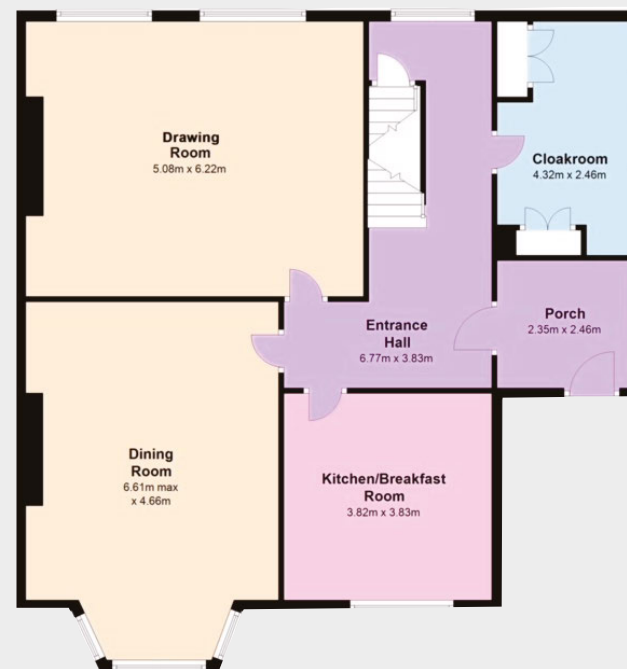
- Substantial period residence
- Original marble fireplaces and plaster cornicing.
- Gracious well-proportioned accommodation extending to 351 sq m (3,777 sq ft).
- Five / Six bedrooms.
- Four reception rooms.
- Elegant 15ft high ceilings in reception rooms with ornate ceiling cornice work.
- Delightful private south-facing 68 ft.rear garden.
- Prime residential location on Arkendale Road close to excellent schools and public transport.
- Highly convenient location walks to Sandycove & Glasthule villages, the seafront including Dart at Sandycove, Dalkey and Glenageary.
- Geothermal Heating System with Ochsner heat pump.
- Security alarm,
- Generous off-street parking for several cars.
- Sailing enthusiasts can enjoy several sailing clubs at Dun Laoghaire harbour.



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



CONTACT



PSRA No. 001223

Colliers International
Hambleden House
19-26 Lower Pembroke Street
Dublin 2

T: + 353 1 633 3700

W: www.colliers.ie

Catherine O'Connor

e: catherine.oconnor@colliers.com

t: +353 1 6333764

m: +353 87 250 8848

Callum Bain

e: callum.bain@colliers.com

t: +353 1 633 3783

VIEWING

Private.

BER



BER No.110738978

DIRECTIONS

Traveling east from Glenageary Road Upper, continue through the roundabout onto Castle Park Road. Take the second turn left onto Arkendale Road. No 6 is denoted by a Colliers International Sign Board.