

'Beltra' Violet Hill, Church Road, Killiney, Co. Dublin



BER D1

For Sale by Private Treaty  
**€1.25m**

## FEATURES

- .3 ACRE SITE
- OFCH WITH CONDENSING BOILER
- CARPET, CURTAINS, LIGHTFITTINGS, COOKER AND INTEGRATED KITCHEN APPLIANCES INCLUDED
- DOUBLE GLAZING THROUGHOUT
- AMPLE OFF-STREET PARKING

'Beltra' is an impressive and spacious 4 bedroom (plus 2 attic rooms) detached family home of contemporary 1970s design. Built in 1975, this fine property generously extends to 252.9m<sup>2</sup>/2,722.19ft<sup>2</sup>). The property comes to the market in move-in condition. Situated on .3 acres of secluded grounds on a private lane, there's a rich mix of mature evergreen and deciduous trees and shrubs throughout the gardens. The elevated hillside setting offers a tranquil setting for a suburban lifestyle. There is a great sense of style throughout the property. Floor-to-ceiling windows combine well with the outside to create a peaceful setting for a family to relax while also offering a sense of open-plan living and areas to entertain.

The accommodation comprises a welcoming, bright and spacious entrance hall with guest wc, utility and under stairs store room. Off the hall is a well-proportioned, open-plan living room with working fireplace, and a drawing room, both of which have doors onto the south-west-facing deck. There's an open plan, two-level kitchen and dining room, also opening onto the deck. To the right of the hall door is a study with a working fireplace.

The south wing of the house comprises one main bedroom with en-suite and large walk-in wardrobe, two double bedrooms, a single bedroom, a main bathroom and hotpress.

The first floor encompasses a large double bedroom, shower room and study/dressing room.

Located within a short drive of Dalkey Village, Dun Laoghaire and Shankill. Popular local amenities include Dun Laoghaire Shopping Centre, Killiney Shopping Centre, Killiney Golf Club, Killiney Castle Hotel, Killiney beach, Killiney Hill and Dalkey quarry. Given the coastal position, the area enjoys a range of pleasant walks and is renowned for sailing and water sports, with multiple yacht clubs based at Dun Laoghaire.

The historic Dalkey Town caters for daily essentials and is famous for its extensive range of artisan shops, boutiques, delicatessens, coffee shops, restaurants, and bars. There are wonderful primary and secondary schools including Castle Park, Holy Child Killiney, Harold Boys, Dalkey School Project, Rathdown, St. Andrews, Loreto Abbey, St. Joseph of Cluny, C.B.C Monkstown and St. Gerard's as well as many recreational and leisure activities including a selection of football, rugby, GAA, swimming, tennis, cricket and golf clubs. Killiney DART station and Bride's Glen Luas stop provide access to Dublin city centre within about 40 minutes commute. The peace, privacy, and tranquility of Beltra's location, combined with its accessible coastal location, within easy reach of Dublin, will make it the perfect family home.



## DETAILS OF ACCOMMODATION

### ENTRANCE HALL:

(5.93m x 3.49m) Timber flooring, recessed lighting, fitted alarm panel, intercom and under stairs storage

### LIVING ROOM:

(6.38m x 4.81m) Timber flooring, solid fuel fireplace, velux skylight window, and floor-to-ceiling windows with French double door access to rear garden timber deck area

### DRAWING ROOM:

(3.10m x 3.02m) Timber flooring, recessed lighting, electrical points, floor-to-ceiling windows and sliding door access to rear garden timber deck area

### KITCHEN:

(3.82m x 3.62m) Open plan, fully fitted comprehensive wall and counter units, stone quartz counter top, gas hob, 'Siemens' extractor fan, 'Neff' oven, grill and building in microwave, integrated dishwasher and fridge freezer, recessed lighting and tiled flooring.

### DINING ROOM:

(4.12m x 3.87m) Laminate flooring, recessed lighting, electrical points, gas fireplace, fitted shelving and wine rack and sliding door to rear garden timber deck area.

### OFFICE/STUDY:

(3.50m x 3.36m) Timber flooring, fitted shelving, solid fuel fireplace and electrical points.

### UTILITY ROOM:

Tiled flooring with part tiled walls, plumbed for a washing machine, electrical points, stainless steel sink unit and access to front garden courtyard.

### GUEST WC:

Tiled flooring with part tiled walls, w.c. and w.h.b.

### MAIN BEDROOM:

(5.82m x 2.46m) Timber flooring, substantial walk-in wardrobe and electrical points, floor-to-ceiling windows and door onto rear garden decking.

### WALK-IN WARDROBE:

(3.69m x 1.39m) Fitted shelving unit and recessed lighting.

### EN-SUITE:

(3.62m x 2.48m) Tiled heated flooring, w.c., w.h.b., bath, large walk-in shower and chrome towel rail

### BEDROOM 2:

4.39m x 3.54m) Timber flooring, electrical points, built-in wardrobe and velux window skylight

### BEDROOM 3:

(3.75m x 3.18m) Timber flooring, electrical points, velux window skylight and double door access to front garden courtyard.

### BEDROOM 4:

3.69m x 2.52m) Timber flooring, fitted blind, electrical points and fitted shelving.

### MAIN BATHROOM:

(3.01m x 2.64m) Tiled heated flooring, large walk-in shower, w.c., w.h.b., vanity unit, chrome towel rail and velux skylight window

### UPSTAIRS:

### STAIRS/LANDING:

(3.29m x 2.75m) Timber staircase, velux skylight window and access to attic eaves storage

### LARGE ATTIC ROOM 1:

(5.79m x 4.09m) Carpet flooring, electrical points, recessed lighting, velux skylight window and access to attic eaves storage.

### ATTIC ROOM 2:

(3.96m x 2.66m) Carpet flooring, electrical points, and velux skylight window.

### SHOWER ROOM:

(3.04m x 1.06m) Tiled flooring, walk in shower, w.c., w.h.b. and under sink vanity cabinet

### OUTSIDE

#### FRONT DRIVEWAY:

Gravelled driveway featuring mature ash and beech trees along with a variety of shrubs and hedging leading on to a secluded and private courtyard with patio paving. Ample off-street parking for up to 6 cars.

#### REAR GARDEN:

.3 acres of secluded and tranquil south-west facing garden with large timber decking area featuring well-planted beds, manicured lawn, mature mix of trees, shrubs, hedging and tool sheds.

BER:

D1

ASKING PRICE:

€1.25m

NEGOTIATOR

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Plans not to scale, for identification purposes only.

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