

For Sale

Asking Price: €1,525,000

Sherry
FitzGerald



Avalon, Saval Park Road, Dalkey,
Co. Dublin. A96 Y015

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BER D1





Avalon is a wonderful family residence set on a superb south-west facing site of approx. 0.2 acre in the coastal heritage town of Dalkey. Located on the desirable Saval Park Road, the property enjoys an approx. 140ft private rear garden, a pre-requisite for any growing family.

This well-appointed family home is laid out over three levels and extends to a spacious 212sq.m (2,282 sq.ft approx.). On entering this property you are immediately aware of the great sense of light that prevails throughout. There are two fine interconnecting reception rooms to the right of the hallway with the living room opening out to the superb south-west rear garden. The kitchen/breakfast room is an exceptionally bright room with a large picture window overlooking the rear garden. A family room with garden access and a guest w.c completes the accommodation at this level.

On first floor level there are four fine bedrooms off the large landing, three spacious doubles and a single room / home office, with the rooms to the front enjoying a sea view. Complimenting this are two well-appointed bathrooms. The attic has been converted to a dual aspect 'use as you will' room with striking sea views across Dublin Bay to Howth.

The location of this fine property needs little introduction, Saval Park Road being one of Dalkey's most popular residential roads. Dalkey Town with its excellent amenities including a myriad of speciality shops, restaurants and galleries are close at hand as are the wonderful scenic walks afforded by Dalkey & Killiney Hills. The Aircoach stops at Killiney Castle Hotel and will transport you to Dublin Airport in approximately 50 mins. It is readily accessible to the N11 and M50 Motorways. The area is well serviced by public

transport with DART at Dalkey and the LUAS stop at Cherrywood.

There is an excellent choice of national and secondary schools to include Wyvern, Harold Boys Dalkey, Loreto Dalkey, Holy Child Killiney, St Joseph of Cluny, Rathdown, St Gerard's & St Andrew's within a short commute.

SPECIAL FEATURES

- 212 sq.m./2282 sq.ft
- Gas Fired Central Heating
- Redbrick 1950's home
- South-west facing 140ft. approx. rear garden
- Lambstongue windows fitted to the front in 2018
- Generous off-street parking
- Proximity to excellent schools
- Excellent transport links and local amenities
- Potential to extend subject to PP.

ACCOMMODATION

Entrance Hall: A gracious entrance hall with under stairs storage.

Downstairs w.c: Tiled flooring, w.h.b, w.c & storage.

Dining room: Interconnecting to the living room, carpet flooring, large picture window overlooking the front, feature cast fireplace with tiled inset and double folding doors through to the:

Living room: With carpet flooring, feature fireplace with wooden mantel and tiled inset, doors to outdoor patio.

Kitchen/Breakfast: Kitchen with wall and base level fitted cabinets, recessed lighting, stainless steel sink unit, Alpha range, four-ring gas cooker with double oven, integrated dishwasher, fridge / freezer, breakfast seating area with adjacent utility room.

Family room: with hardwood flooring, velux roof light and double patio doors onto the rear garden.

First floor

Bedroom 1: A large double room with recessed lighting, centre ceiling light, wall to wall fitted wardrobes and window with sea view.

Bedroom 2: A large double room, carpet flooring, fitted wardrobes, lovely outlook over the rear garden.

Bedroom 3: A double room, carpet flooring, fitted wardrobes, pleasant outlook over the rear garden.

Bedroom 4: With carpet flooring, shelving, centre ceiling light and picture window with sea views and view of Dalkey quarry.

Bathroom: With partially tiled walls, full bath with power shower, recessed lighting, heated towel rail, wash hand basin, vanity mirror with storage, w.c., bidet and window to the rear.

Shower room: With partially tiled walls, power shower, wash hand basin with under counter storage, w.c., heated towel rail and window.

Top Floor: "Use as you will room" with storage and expansive sea views.



GARDEN

The gardens of this property are standout, beautifully landscaped with mature trees, plants and shrubs and excellent car parking. The 140ft approx. rear garden is a real oasis, in addition to the sunny aspect there is a wonderful array of trees with immense privacy from all angles. The garden has been well maintained and is laid predominantly in lawn and is planted with cherry blossom, lilac, copper beech and apple trees to name but a few. Uniquely, the garden incorporates a large deck area laid with decking from the old Dun Laoghaire harbour making it ideal for al fresco dining and summer BBQ's. There is also an integral garden shed ideal for storage.

BER

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Energy Performance Indicator: 252.29 kWh/m²/yr

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