

# ORMONDE

4 ARKENDALE ROAD • DALKEY • CO. DUBLIN



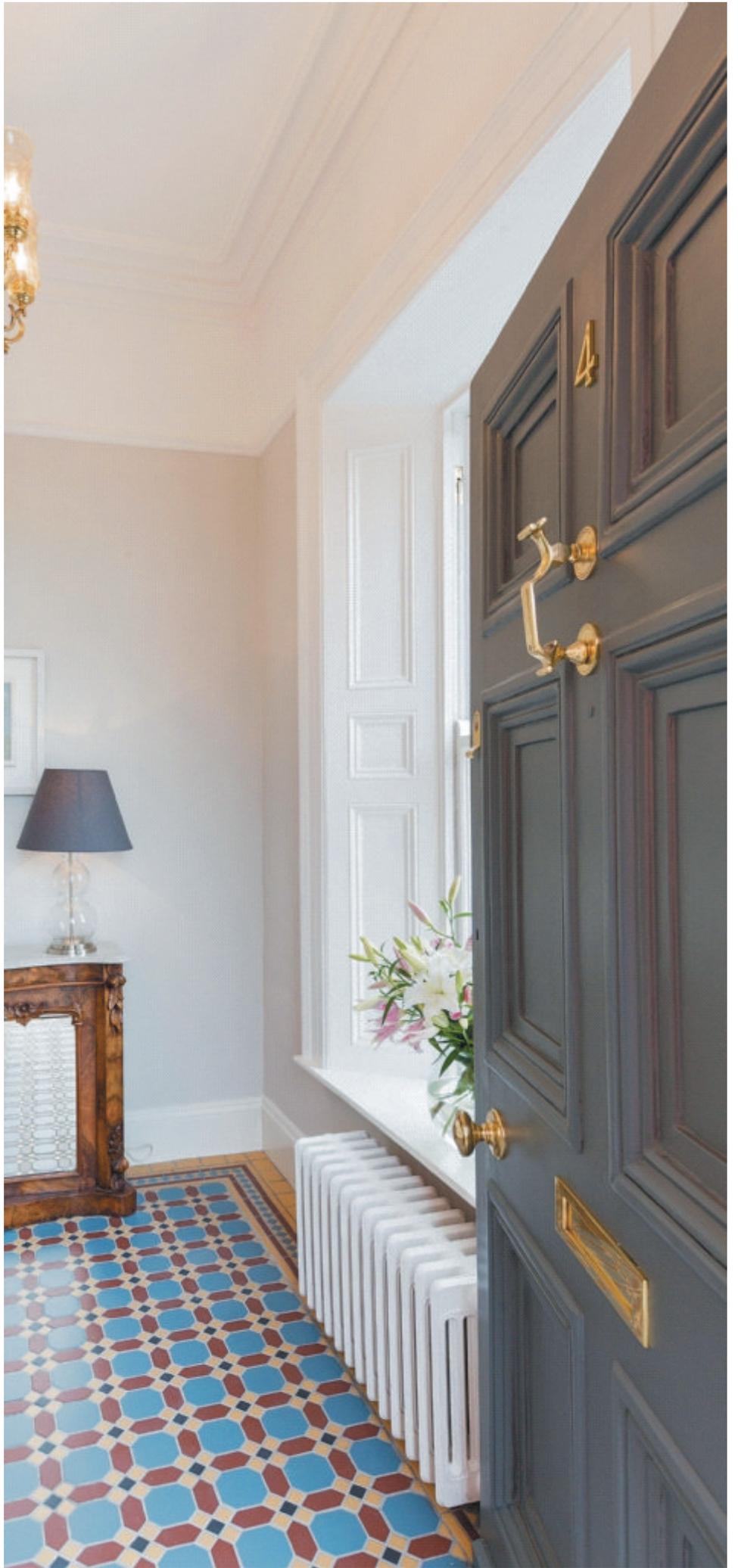
 Knight  
Frank

BER D2



Presenting 'Ormonde', 4 Arkendale Road, a magnificent red brick semi-detached Victorian property, with south facing rear garden, constructed c.1890. This wonderful family home has been lovingly restored and meticulously maintained by the current owners and is presented in turnkey condition. With natural light prevailing throughout, this home provides a perfect balance of living and bedroom accommodation (4/5 bedrooms), with generous storage, extending to approximately 329 sq m / 3,546 sq ft. The house is greatly enhanced by the three large bay windows to the front facade which add to the grace and charm of this exceptional property. A wealth of Victorian period features are intact to include original fireplaces, stained glass windows, high ceilings, panelled doors and original floorboards, ceiling cornicing and roses, integrated with all modern conveniences making this a home not to be missed.

Electronic gates open onto a gravelled driveway with seasonal flower and shrub borders leading up to a flight of granite steps and attractive hall door with stained glass fanlight. The entrance hall with elegant, intricate tiling opens into the first floor hallway off which lie the principal reception rooms, large guest wc, and separate cloakroom. The dining room to the front of the property benefits from a large feature bay window, original marble fireplace and polished floorboards. Also located to the front of the property is a cosy library with cast iron fireplace, gas fire insert and polished timber floorboards. The graciously proportioned drawing room overlooks the rear garden and has the benefit of two large picture windows and marble fireplace.







The garden level accommodates a study that may be used as a fifth bedroom, large family room with exposed brick fireplace and wood burning stove, utility room, shower room, and wine cellar. The bright and spacious kitchen/breakfast room, with centrepiece gas Aga inset in exposed brick surround, contains a ceramic butlers' sink, fitted pine units, large dresser and larder; fabricated by a Smallbone trained craftsman, French doors open to the patio area. The primary bedroom accommodation, located on the second floor, comprises of four generous sized bedrooms. The light filled family bathroom with cast iron slipper bath and separate shower, contains dual aspect original sash windows. The master bedroom with centrepiece original fireplace and enjoys magnificent views from the large bay window across Dublin Bay to Howth. Off the master lies a generous sized ensuite bathroom with cast iron slipper bath and shower/steam unit.

#### **Outside**

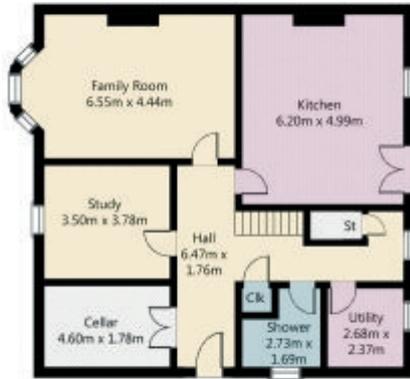
The gravelled driveway to the front of the property provides off street parking for several cars. The landscaped gardens are a noteworthy feature, with the rear garden enjoying that all important Southerly aspect, making it an ideal haven for children and for Summer entertaining. The walled rear garden, primarily laid out in lawn with tree, shrub and flower borders, contains a sandstone patio that enjoys the sun until evening.

#### **Location & Amenities**

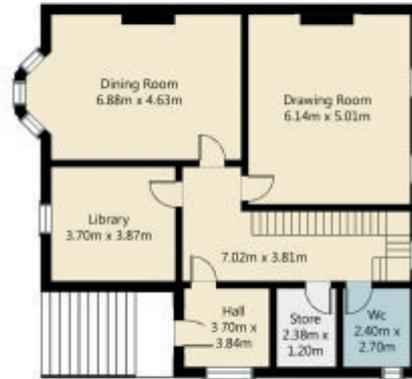
Arkendale Road is a fine tree lined avenue located within ten mins walk of Dalkey Village. Dalkey is considered one of Ireland's finest suburbs, due to its beautiful setting and proximity to the sea. The village is steeped in history and culture, enjoying an array of festivals and lifestyle amenities to include cafes and bars, restaurants, shops, golf courses, and sports clubs. Also nearby are the charming villages of Sandycove and Glasthule. There is an excellent choice of both primary and secondary schools in the area to include Loreto Dalkey, Castlepark, Dalkey Educate Together and The Harold School to name but a few.

#### **Transport**

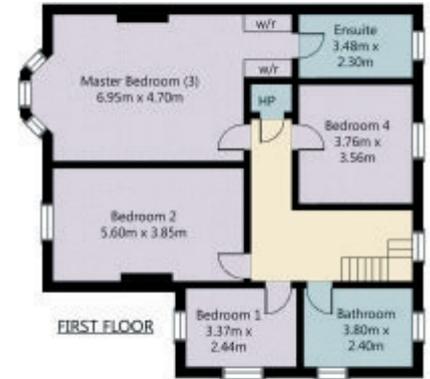
The area is very well serviced by bus routes and the DART at both Dalkey and Glenageary stations leads directly to the city centre. Access to the M50 motorway is closeby which links to all main national routes.



GARDEN LEVEL



GROUND FLOOR



FIRST FLOOR

### Features

- Pristine condition throughout
- Period Features
- Large bay windows
- Handcrafted joinery
- Landscaped south facing rear garden
- Alarm
- Gas fired central heating

**BER:** D2

**BER No:** 110005493

**Energy Performance Indicator:** 283.36 kWh/m<sup>2</sup>/yr

**Approx. Floor Area:** 329 sq m / 3,546 sq ft.

**Title:** Freehold

**Viewing:** Strictly by Appointment



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