

# For Sale

Asking Price: €1,295,000

Sherry  
FitzGerald



Myrtleville, 39 Barnhill Avenue, Dalkey,  
Co. Dublin A96 V584

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BER B3





Sizes and dimensions are approximate, actual may vary. Property pin 2825

Myrtleville is an impressive B3 rated semi-detached family home which has been thoughtfully extended and fully renovated (circa 2020) to encompass generous sized bedrooms, offering an abundance of space for a growing family's needs. Nestled in a prime location within this highly sought after development, a short walk from Dalkey Town, this stylish family home exudes warmth and modern living.

As you drive up outside you are instantly struck by the smart facade and realise that what lies ahead is an exceptional home in a premiere location. To the front there is gravelled off-street parking bound by a mature planted garden. This turnkey home will undoubtedly have a broad appeal to a variety of buyers seeking a home presented in excellent decorative condition throughout.

On entering the hall, you become aware of the abundance of natural light that compliments the nicely appointed accommodation, which is tastefully decorated in a neutral/contemporary palette throughout. Accessed off the hallway to the front there is a living room with pocket doors that open through to the kitchen/ dining. The open plan living features a bespoke contemporary kitchen/ dining that provides ample storage and incorporates a central island. To the rear of the house off the kitchen there is a spacious living area with a feature fireplace and floor to ceiling sliding doors that open out to the landscaped west facing rear garden which is ideal for outdoor dining. A utility room, guest w.c and garage completes the ground floor accommodation.

On the first floor there are three bedrooms, two generous doubles and a single. The principal bedroom incorporates a

walk-in wardrobe and ensuite. A generous family bathroom completes the accommodation while a stairs leads to a large attic room with velux windows and excellent eaves storage.

The property is very conveniently located in the highly regarded suburb of Dalkey where both social and essential amenities are in abundance. There are a wide variety of popular shops, bars, and eateries available Dalkey or in the nearby village of Glasthule. Locally there are the wonderful walks of Killiney Hill, Dalkey and Dun Laoghaire. An excellent choice of some of Dublin's most highly regarded schools are located close by. The area is well serviced by public transport links to include the Dart in Dalkey and Dublin Bus routes providing transport to and from the city centre. Overall, this is a very desirable home, and early viewing is highly recommended.

#### SPECIAL FEATURES

- Special Features:
- B3 home c.165 sq m
- Three bedrooms & large attic room
- EV car charger
- Westerly landscaped garden
- Bespoke kitchen
- Off Street Parking



## ACCOMMODATION

**Entrance Hall:** spacious hallway with oak flooring, bespoke radiator, integrated stairs shoe storage and understairs storage.

**Living Room:** situated to the front with oak flooring and pocket doors to the kitchen/ dining.

**Kitchen:** Bespoke kitchen with a selection of fitted floor to ceiling units, integrated wall, and floor units with granite counter tops, integrated oven dishwasher, fridge, freezer, and hob with tiled splashback. Central island incorporating sink unit.

**Dining:** open plan dining area off the kitchen and living room with a feature fireplace with inset stove.

**Family room:** to the rear of the house with tiled floors and a feature fireplace with inset gas stove. Floor to ceiling sliding doors open out to the patio and garden.

**Utility room:** plumbed for washing machine. A door provides access to the garage and the rear garden.

**Guest W.C:** tiled with w.c, wash hand basin radiator.

**Bedroom 1:** generous double room to the rear with wooden floors and access to dressing room & ensuite.

**Dressing room:** with fitted shelving and wooden floors.

**Ensuite:** with w.c, wash hand basin and tiled walk in shower cubicle with overhead rain shower.

**Bedroom 2:** double bedroom to the front with solid wooden floors.

**Bedroom 3:** single bedroom to the front with wooden floors.

## GARDEN

**Outside:** to the front the garden has a large, gravelled driveway which is bound by mature plants and shrubs. There is a part garage space which is accessed from here. There is a fitted EV car charger. To the rear of the house the private west facing garden has been nicely landscaped with a lawned area and a granite patio area for entertaining. The garden is bound by mature flower beds which are attractively planted with a selection of plants to include ferns, acers, trees, and a selection of seasonal plants.

## BER

BER B3, BER No. 105590574

Energy Performance Indicator: 131.92 kWh/m<sup>2</sup>/yr







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