

For Sale

Asking Price: €1,675,000



3 Redan Cliff, Ardbrough Road,
Dalkey, Co. Dublin. A96 E9CC

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BER A2





3 Redan Cliff is a spectacular A2-rated residence developed in 2021 by Torca Homes. Designed to a high specification throughout with energy efficient technologies and presented to an exemplary standard of finish.

The contemporary design includes a natural cut granite façade at ground level, acrylic render at the upper levels with architecturally designed fins and zinc effect metal cladding. The specification includes a high efficiency air to water heat pump, underfloor heating, demand-controlled ventilation, solar panels and triple glazed Alu-clad windows.

The property is laid out over 3 storeys, where the living accommodation is located on the top floor enjoying the benefit of the panoramic sea views across Dublin Bay, Dalkey Town and over to Howth.

An inviting entrance hall sets the scene for this turn-key property - here the versatile third bedroom is accessed via double doors with ceiling high glass to the front garden. A tastefully decorated guest w.c and utility room are located off the entrance hall.

The principal bedroom, second bedroom and family bathroom are located on the first floor. The main bedroom enjoys bespoke a Internorm sliding glass door creating an inside / outside feel, remote controlled curtains, wall to wall fitted wardrobes and a luxury en-suite with regency white stone countertops and Halo Tiles sanitaryware. An internal pocket courtyard is essentially an outdoor room and a real focal point.

The second floor accommodates the open plan kitchen, dining and living space. This space is dual aspect enjoying an abundance of natural light, suitably complimented by a floor to ceiling Internorm sliding glass door showcasing the stunning panoramic views of Dublin Bay and beyond. The kitchen is crafted by Engima Design, a large island unit is tiled with mosaic tiled and Carrara quartz countertops and integrated appliances.

The location of Redan Cliff is superb, you are but a short stroll to the buzz of Dalkey with its variety of boutique shops, pubs and renowned restaurants. There are a host of local amenities nearby to include tennis clubs, golf clubs and sailing clubs in Dún Laoghaire. Locally there are excellent schools including Castle Park, Loreto Abbey Dalkey and the Harold National school. The Dart is a short walk away at Dalkey Dart Station allowing easy access to and from the city centre.

SPECIAL FEATURES

- A2 BER rating
- High efficiency air to water Nibe heat pump
- Underfloor heating throughout
- Zone temperature control to all rooms
- Demand control ventilation
- Solar panels
- Triple glazed Alu-clad windows & Munster Joinery bi-fold doors
- Panoramic sea views
- South facing garden landscaped by Foxcover Landscaping
- Office pod with power outlets and electric heating
- Car parking with electric car charger
- Walking distance to restaurants, shops and Dalkey Dart station

ACCOMMODATION

Entrance Hall: Wide plank engineered oak flooring, recessed lighting, bespoke wall panelling with recessed strip lighting.

Bedroom 3: Engineered oak flooring, recessed lighting, wall to wall fitted wardrobes with integrated lighting, custom wallpaper and floor to ceiling glass window to the front garden.

Guest w.c: Tiled flooring, wall panelling, custom wallpaper, recessed lighting, w.h.b and w.c.

First floor landing: The oak clad staircase leads to the spacious landing with recessed lighting and door opening onto a pocket courtyard laid with decorative stone.

Bedroom 1: A large double room, wall to wall Internorm sliding glass door to a glass juliet balcony with sea view, remote controlled curtains, wall to wall fitted wardrobes with integrated lighting, recessed lighting, custom wallpaper and door to ensuite with walk in shower and porcelain tiled flooring.

Bedroom 2: A comfortable double room, elegant fitted wardrobes with fitted glass and white linen panelling and glass doorknobs and large picture window opening onto the pocket courtyard.

Main bathroom: with porcelain tile flooring, full bath with oversized rainfall shower head, recessed lighting, regency white stone countertops, sanitary ware by Halo Tiles.

Living room: Dual aspect open plan room with engineered light oak herringbone flooring and a bespoke wall to wall Internorm sliding glass door to an enclosed juliet balcony with coastal views. Fitted with a remote-controlled curtain, Byrne Custom Joinery display cabinet and fitted media unit with tv display, modern electric fire and a Hikvision door camera.

Kitchen/Dining room: Custom Enigma Design kitchen with mosaic tiled centre island and quartz countertops. Hand painted kitchen cabinets, corian sink with tiled backsplash, double oven, Elica downdraft electric hob, integrated dishwasher and full-length integrated fridge/freezer, bi-fold door open onto south facing terrace.

GARDEN

The private south facing garden is accessed from the kitchen area via bi-fold Munster Joinery doors. The garden is landscaped by Foxcover Landscaping and is fully fenced and secure, laid predominately in lawn with terraces by Willow Garden Design and an elevated seating area enjoying the elevated views of the south Dublin coastline and Dublin Bay. There is a stand-alone office pod with power outlets and electric radiators, to the front of the property there is car parking and an electric car charger.

BER

BER A2, BER No. 114359425

Energy Performance Indicator: 38.01 kWh/m²/yr



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