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8 Castlepark Road, Sandycove,
Co. Dublin, A96 AW08

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BER D2





No 8 Castlepark Road is an elegant bay windowed red brick terrace home ideally located on Castlepark Road close to a host of excellent amenities.

Accessed by a sliding electric timber gate providing off-street car parking to the front, the property is further enhanced by a sunny west facing orientation to the rear.

The entrance hall with its ornate ceiling coving and corning sets the tone of what is to follow. Two elegant interconnecting formal reception rooms occupy the right-hand side of the house both with high ceiling heights, reclaimed pitch pine floorboards, marble fireplaces, ceiling coving and picture rail. The drawing room to the front also has an attractive bay window, the dining area to the rear enjoys direct access to the rear garden.

To the rear of the property is a neat utility space underneath the staircase, a family room with limestone fireplace with gas fire which opens into the exceptionally bright kitchen/breakfast area. The bespoke cherry shaker style fitted kitchen with black marble countertops by J Crowe of BC kitchens features a Belfast sink, Britannia gas range with overhead extractor fan and overhead skylight. The seating area is in the bay window and enjoys a pleasant outlook over the landscaped rear garden.

Overhead there are four double bedrooms, a guest w.c., and a family bathroom. The bay windowed, principal bedroom is to the front with stylish Rhatigan & Hick fitted wall – wall wardrobes and a superb ensuite shower room. This room is

tastefully decorated in collaboration with Michela Mantero Designs. The three other double rooms have cast iron fireplaces. There is a walk-in airing cupboard and the family bathroom with subway tiles completes the accommodation.

The location needs little introduction - close to both Dalkey and Sandycove with their excellent shops, restaurants, and sea front walks - the property is within walking distance of the renowned multi-denominational Castlepark School, the DART and a bus route. Also close by are amenities including sailing, golfing, Killiney Hill and tennis.

SPECIAL FEATURES

- Electronic sliding gate & off-street car parking to the front
- Beautifully appointed accommodation with numerous period features
- Floor area of 217 sq m / 2,336 Sq ft approx.
- Restored Original sash windows to the front and Marvin double glazed windows to the rear.
- Repointed façade
- Reclaimed tongue & groove pitch pine flooring.
- Attic insulated with access via a stira stairs.
- Pressurized water system
- Sunny west facing rear garden with rear pedestrian access.



ACCOMMODATION

Ground Floor

Entrance Hall: with ornate ceiling coving, original reclaimed tongue and groove pine flooring, radiator cover, decorative wall covering, carpeted staircase with brass stair rods.

Drawing Room: with box bay window, ceiling coving and centre rose, picture rail, reclaimed tongue and groove pine flooring and marble fireplace. Opens into

Dining Room: with ceiling coving, centre ceiling fan, ornate plasterwork, stunning original marble fireplace with gas inset, dado rail, French door to back garden.

Utility Area: located under the staircase this area is plumbed for washing machine.

Family Room: with gas fireplace, recessed lighting, opens into Kitchen: Bespoke shaker style fitted kitchen with silestone black counter tops over a tiled floor. Incorporates an American style fridge freezer, Britannia range gas cooker with built in extractor fan, Belfast sink, feature bay window overlooking garden and double doors to garden.

First Floor

Bedroom 1: stunning principle room with bay window, centre ceiling rose, bespoke Rhatigan and Hick wardrobes. Tastefully decorated with Cole and Son wallpaper and fitted carpet. Ensuite: Floor to ceiling tiled, laufen wash hand basin, w.c., rainwater shower. Sash window to the front
Airing Cupboard: very spacious with ample storage, shelved.



Bedroom 2: double room with exposed timber floorboards, cast iron fireplace, centre rose and picture rail
First Floor Return
Bedroom 3: double bedroom, original fireplace, centre ceiling light, carpeted, window to garden.
Family Bathroom: with tiled floor, bath with overhead shower, large Laufen wash hand basin, w.c, mirror.
Hall Return
Bedroom 4: double room with cast iron fireplace and original pine flooring.
Guest WC: part tiled/part paneling, pedestal wash hand basin, wc.

GARDEN

The rear garden is low maintenance in design with artificial lawn and is bounded by raised flower beds and attractive original granite walls. There is useful rear pedestrian access on the lane. With a westerly orientation this area enjoys sunshine all afternoon into the late evening.

BER

BER D2, BER No. 116526401

Energy Performance Indicator: 276.26 kWh/m²/yr