

KALAFAT HOUSE

27 Sorrento Road, Dalkey, Co. Dublin

FOR SALE



KALAFAT HOUSE

Kalafat House is a classic Victorian detached family residence set in this much sought after location just a few minutes' walk from the heart of Dalkey.

The property extends to approximately 307 sq. m / 3,305 sq. ft. over three floors. Following an impressive renovation, this fine property offers expansive living space. The garden level comprises a generous open plan kitchen/dining/living space complete with bespoke John Daly kitchen with granite worktops.

Quality appliances include a Britannia 6 ring gas range with granite splash back and Neff illuminate extractor fan, built-in Neff fridge, decorative ceiling coving and intercom. A double sided multi fuel stove with granite beams, red brick surround and slate hearth separates the family room. A well-equipped utility room and guest w.c. completes the garden floor accommodation.







ACCOMMODATION



The grand entrance hall is accessed via granite steps and an original hall door with stain glass detailing. This impressive space showcases high ceilings and an original marble fireplace with multi-fuel stove. Off the entrance hallway to the left is a dual aspect formal living room.

Original detailing includes tall sash windows overlooking the front garden, ceiling coving, picture rail, ceiling rose, archway leading to the drawing room again with marble fireplace and original detailing. This floor is further complete by a spacious double bedroom with bespoke double fitted wardrobes with glass detail, a handcrafted wine cellar and guest w.c.







ACCOMMODATION



A carpeted staircase leads to the first floor where one is immediately impressed by a beautiful stain glass window. The first floor of the property comprises three large double bedrooms.

To the front the stunning master bedroom suite includes a dual aspect bedroom with a fireplace and spacious ensuite. There is also a family bathroom complete with a spa bathtub.



GARDENS & LOCATION

The front of the property is approached via electric gates. The garden is fully landscaped incorporating a lawn that is bordered by richly stocked flower beds. Granite steps lead to the entrance hall and patio area that enjoys all day sunny south-west orientation. The rear garden is bordered by neatly planted box bay hedging and mature trees. The property is located within walking distance of the popular heritage village of Dalkey, which has an outstanding

selection of speciality shops, eateries, bijou restaurants and shopping facilities to choose from. There is an excellent choice of recreational amenities including Killiney Golf Club, Killiney Hill and Sorrento Parks, which are only a short stroll away. There are a number picturesque walking routes including Killiney and Dalkey Hills, and coastal walks on nearby Killiney Beach to enjoy. For the sporting and sailing enthusiasts, there are a number of sailing clubs within the

location to avail of. Some of South Dublin's most prestigious schools, both primary and secondary, are located within close proximity including Holy Child, St Joseph of Cluny, Castle Park, The Harold, CBC Monkstown and Loreto Abbey, Dalkey. The dramatic, climbing geography of Killiney Hill and headlands from the sea gives rise to some of South County Dublin's finest and largest residential properties, combining seclusion with space and exclusivity.



FEATURES

- Gas fired central heating
- Large south facing secluded garden
- Victorian style radiators
- Double glazed timber sash windows
- Period features throughout
- Ample off street parking to the rear



FLOOR PLANS

DETAILS

BER: D1: **BER No:** 114494990

Approx. size 307 sq.m (3,305 sq.ft).

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



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NOT TO SCALE

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