

For Sale

Asking Price: €835,000



12 Claddagh, Bailey View, Harbour Road, Dalkey
Co Dublin A96 HF29



sherryfitz.ie - make and view offers 24/7

BER C1



We are delighted to present this spacious and superbly positioned duplex apartment, ideally set within a secure gated development and enjoying uninterrupted views over the water.

Situated in the exclusive Bailey View development on Harbour Road, Dalkey, this exceptional residence offers a rare combination of privacy and prestige in one of South Dublin's most sought-after coastal locations.

No. 12 Claddagh is a bright and generously proportioned home, extending to approximately 85 sq. m at hall level, with an additional mezzanine level extending to approximately 38 sq. m. The property is filled with natural light throughout, creating a warm and inviting atmosphere.

Upon entering, a spacious and welcoming hallway sets the tone for the home. This level comprises two well-appointed bedrooms, a bathroom, a beautifully bright living room with access to a private balcony, and a generous kitchen. A spiral staircase leads to the mezzanine level, which provides valuable additional storage space which has been previously used as home office and additional ensuite bedroom accommodation. Please note: the mezzanine does not comply with current building regulations. Further benefits include two designated parking spaces, a secure bike shed, and beautifully maintained communal grounds.

Bailey View is perfectly positioned just a short stroll from the vibrant heart of Dalkey Village, renowned for its boutique shops, award-winning restaurants, lively bars, and charming cafés. The area also boasts an excellent selection of highly regarded schools, including Loreto Dalkey, Castlepark School, St. Patrick's Church of Ireland National School, and Rathdown School.

The location offers superb connectivity, with the nearby DART station, regular bus services, the Aircoach to Dublin Airport, and easy access to the N11 and M50 road networks, ensuring convenience for commuters and residents alike.

SPECIAL FEATURES

- Balcony with stunning sea views
- Top floor apartment
- Main bedroom ensuite
- Gas fired central heating
- Feature spiral staircase to mezzanine
- Two car parking spaces – one outside block and one inside gate on right hand side. (both marked No 12)
- Private gated development
- Floor area 123 sq. m (1,324 sq. ft)
- Service Charge €5,121.22

ACCOMMODATION

Entrance hall: long narrow entrance hall with fitted cloakroom space

Bedroom 2: generous single room with fitted wardrobe and views to the Martello Tower.

Bathroom: part tiled with shower, wash hand basin and w. c.

Bedroom 1: large double room with box bay window and fitted wardrobes, enjoys views of the Martello Tower

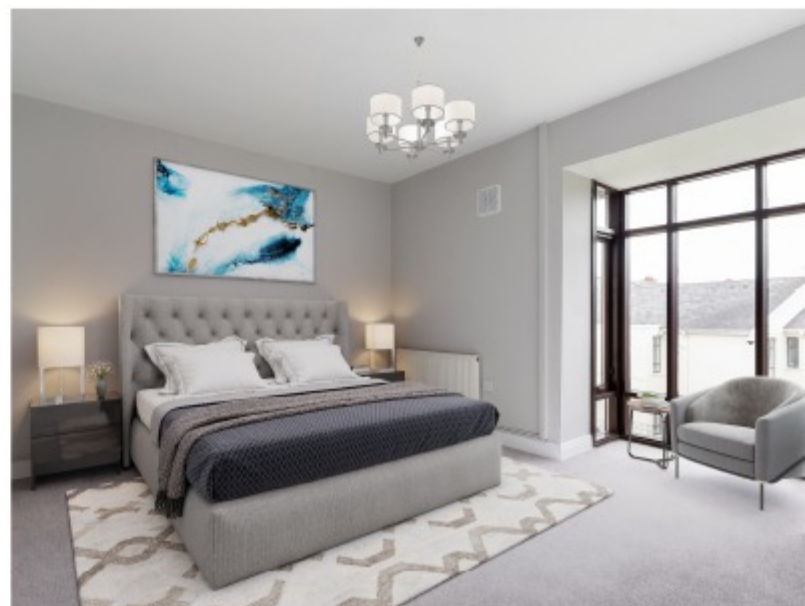
Living room: A bright and open room again with ceiling coving and centre rose, feature marble fireplace with open fire, glass door to a tiled balcony with sea views and double door through to the kitchen/dining room. A Spiral staircase leads to the mezzanine area

Kitchen/dining: Spacious kitchen with cream floor and eye level units incorporating, 4-ring electric hob, extractor fan, oven, 1.5 sink unit, dishwasher and washing machine. Box bay window enjoying sea views.

Overhead Mezzanine area: this area is currently laid out as study area/storage room with eave storage and ensuite shower facilities.

PHOTOGRAPHS

Images digitally staged for illustrative purposes



BER

BER C1, BER No. 103406716

Energy Performance Indicator: 159.8kWh/m²/yr

mySherryFitz

Open 24/7

REGISTER NOW TO SEARCH FOR PROPERTIES, MAKE AND VIEW OFFERS, ANYTIME YOU LIKE.



24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS



NEGOTIATOR

Rosie Mulvany
Sherry FitzGerald
23 Castle Street
Dalkey, Co Dublin
A96 N8P3
T: 01 275 1000
M: 086 854 2284
E: rosie.mulvany@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Colin O'Callaghan
T: 01 237 6421
M: 087 694 6093
E: colin.ocallaghan@sherryfitz.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.