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PSRA licence No: 1347

FOR SALE BY PRIVATE TREATY

**14 ARDEEVIN ROAD,
DALKEY,
COUNTY DUBLIN.**



*'The ideal family home
in the perfect location'*

ASKING PRICE: €995,000

FLOOR AREA: 162 sqm (1744 sqft)

BER: G (109064881)

VIEWING BY APPOINTMENT ONLY

CONTACT:

LIAM QUAIN

SALES 01-6470600

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DESCRIPTION & LOCATION

A mature, spacious 4 bed semi-detached home beside Dalkey Village and Dart Station with every amenity on its doorstep. This property has so much to offer. Spacious living accommodation, fantastic views, sunny south facing landscaped rear garden, offering an excellent opportunity to extend and modernise subject to planning permission.

The property is set back from the road on an elevated site overlooking Dublin Bay. The accommodation is well laid out with a generous entrance porch and hall, open plan dining area, spacious living room opening to a sunny south facing, private, rear patio and garden. The kitchen and breakfast room are also to the rear. Upstairs there are 4 bedrooms and a family bathroom. Heating is electric storage heating. The property has been well maintained but would benefit from modernising and upgrading.

The current owner built this wonderful home for their young family in 1961 and have enjoyed the property and all the amenities that the immediate area has to offer. The beautiful coastal village of Dalkey offers access to excellent primary and secondary schools, wonder natural recreational facilities, including water activities, swimming, sailing, kayaking, hiking over Dalkey and Killiney Hills. In addition, the beautiful heritage town of Dalkey is well serviced by specialist shops and an excellent selection of pubs and restaurants.

FEATURES

- Superb Location beside Dalkey Village & Dart Station
- Excellent Views of Dublin Bay
- Sunny South Facing Rear Garden
- Spacious Living Accommodation – c. 162 sq.m.
- Ample Off Street Parking
- Mature Landscaped Gardens
- Security Alarm
- Electric Storage Heating
- Potential to Extend subject to PP

ACCOMMODATION

Entrance: 5.35m (17'7") x 2.13m (7'0")

Large picture window to front, wood panelled walls & ceiling.

Hall: 4.83m (15'10") x 1.5m (4'11")

Open plan to dining room, storage closet and security alarm.

Dining Room: 4.98m (16'4") x 2.58m (8'6")

Parquet floor, overlooking front garden.

Living Room: 7.6m (24'11") x 3.71m (12'2")

Large glazed double doors to main hall, door to front porch, marble fireplace, French door to the rear patio and south facing garden.

Breakfast Room: 2.62m (8'7") x 4.43m (14'6")

Solid wood floor, french door to rear patio & garden.

Kitchen: 2.1m (6'11") x 3.1m (10'2")

Fitted kitchen units, plumbed for dishwasher

Utility Area: 4.36m (14'4") x 2.16m (7'1")

Plumbed for washing machine & dryer, downstairs w.c, door to front driveway.

UPSTAIRS

Master Bedroom: 3.74m (12'3") x 3.78m (12'5")

Built in wardrobes and views to Dublin Bay and Howth.

Bedroom 2: 4.43m (14'6") x 2.61m (8'7")

Built in wardrobes and overlooking Dublin Bay.

Bedroom 3: 3.73m (12'3") x 3.57m (11'9")

Overlooking rear garden.

Bedroom 4: 2.57m (8'5") x 2.6m (8'6")

Overlooking rear garden, built in wardrobe.

Family Bathroom: 3.52m (11'7") x 1.65m (5'5")

W.c, w.h.b, electric shower, part tiled walls

Landing: 2.98m (9'9") x 1.75m (5'9")

Hotpress with dual immersion.

OUTSIDE

Mature landscape gardens front and rear.

Side access.

Parking at front for four cars.

