



3 Bartra Rock, Harbour Road, Dalkey, Co.Dublin

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agents are proud to present to the market this spacious and superbly appointed two-bedroom ground floor apartment. No.3 Bartra Rock is one of finest properties within the development due to the position, nestled in on the southerly side of the development with a wonderful triple aspect. The light filled and spacious accommodation extends to approx. (98sq.m/1,059sq.ft) and feels more like a bungalow than an apartment due to its layout and large floor area. One of the special features of the apartment is the wonderful south-east facing terrace with its stunning sea views. The apartment benefits throughout from good proportions and a wonderful quality of light. Bartra Rock is an extremely prestigious gated development located on Harbour Road in Dalkey close to a host of amenities and walking distance from shops, restaurants and public transport.

Upon entering one is greeted by a spacious hall leading to the principal rooms of the apartment. The living accommodation comprises of a generous living area with fire surround and smart electric effect fire which interconnects to a dining area with double aspect and a winter garden with views. There is a large kitchen/ breakfast room which forms the heart of the apartment. A large master bedroom with stylish ensuite, second generous double bedroom and guest bathroom complete the accommodation. There is also a useful airing cupboard and storage cupboard.

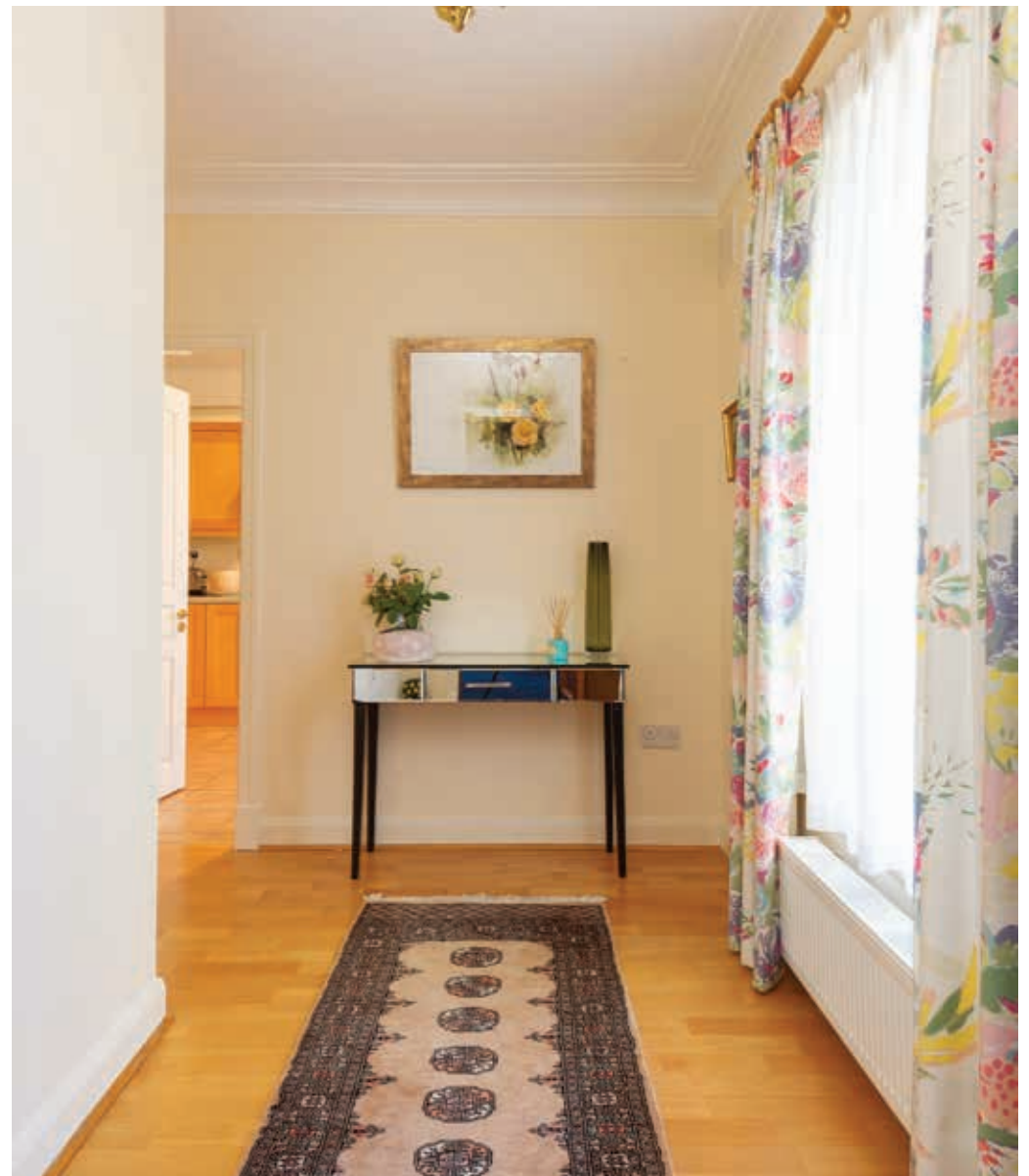
Outside a large south-easterly patio terrace set out in paving and gravel with stunning views overlooks the green area. The apartment is unusual in that it has the benefit of it's own pedestrian side access which will appeal to those who wish to have their gardener attend in their absence.

Bartra Rock is just a short walk away from a host of amenities in Dalkey town with its shops and restaurants. There are a wealth of excellent schools both public and private in the area at both senior and junior levels including Loreto Dalkey, Castlepark, St Patrick's Church of Ireland National School and Rathdown to name but a few. The area also has superb transport links with easy access to the road network including N11 and M50, good public transport with bus routes and the DART in Dalkey and even the Aircoach.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Stunning sea views to Dalkey Island and beyond
- » Extending to 98sq.m/1,059sq.ft
- » South-east facing terrace with stunning sea views
- » Gas-fired central heating
- » Blackout blinds included in bedroom
- » Blinds in living area included
- » Double glazed throughout
- » Private gated development
- » Walking distance to Dalkey & Sandycove
- » Excellent transport links with Dart bus and Aircoach all close by
- » Located close to Bullock Harbour







# ACCOMMODATION

## ENTRANCE HALLWAY

Wooden flooring, alarm panel, ceiling light, curtain pole, door to large hot press with insulated immersion tank, storage closet.

## SHOWER ROOM

2.08m (6.82ft) x 2.09m (6.86ft) (Max measurement)  
Tiled floor and walls, pedestal sink, shower door, shaving light, towel heater, towel ring, soap dish, glass holder, ceiling light, extractor fan.

## KITCHEN/BREAKFAST ROOM

3.84m (12.60ft) x 2.84m (9.32ft)  
Tiled floor, tiled splashback, built-in shaker style wooden wall and floor units, Neff dishwasher, Neff 4 ring electric hob, Belling oven, stainless steel 1½ sink, ceiling light, gas cooker, plumbed for washing machine.

## LIVING AREA

3.5m (11.61ft) x 4.24m (13.91ft)  
Wooden floor, ceiling light, ceiling rose, wooden fire surround, electric effect fire, slate hearth, T.V. point.

## DINING AREA

3.14m (10.30ft) x 4.13m (13.55ft)  
Wooden floor, ceiling light, curtain rail.

## WINTER GARDEN

1.98m (6.50ft) x 3.48m (11.42ft)  
Tiled floor, wall uplight, French doors to terrace.

## MASTER BEDROOM

4.21m (13.81ft) x 3.28m (10.76ft)  
Carpet, ceiling light, curtain pole.

## ENSUITE

2.17m (7.12ft) x 2.14m (7.02ft)  
Tiled floor and walls, w.c., sink with vanity unit, mirror with shelf, Vortice extractor, glass and chrome shower enclosure with chrome shower mixer, shower seat, towel heater, wall mounted medicine cabinet.

## BEDROOM 2

4.22m (13.85ft) x 2.71m (8.89ft)  
Carpet, curtain pole, large built-in wardrobe, ceiling light.

## TERRACE

Large south-east facing outdoor terrace with stunning sea views bordered by granite walling set out in paving and gravel, overlooking green with gated private pedestrian access.



MANAGEMENT COMPANY

Bartra Rock Management Company CLG  
Tel: 01 6607803  
Annual Service Charge: €3,754.26

BER DETAILS

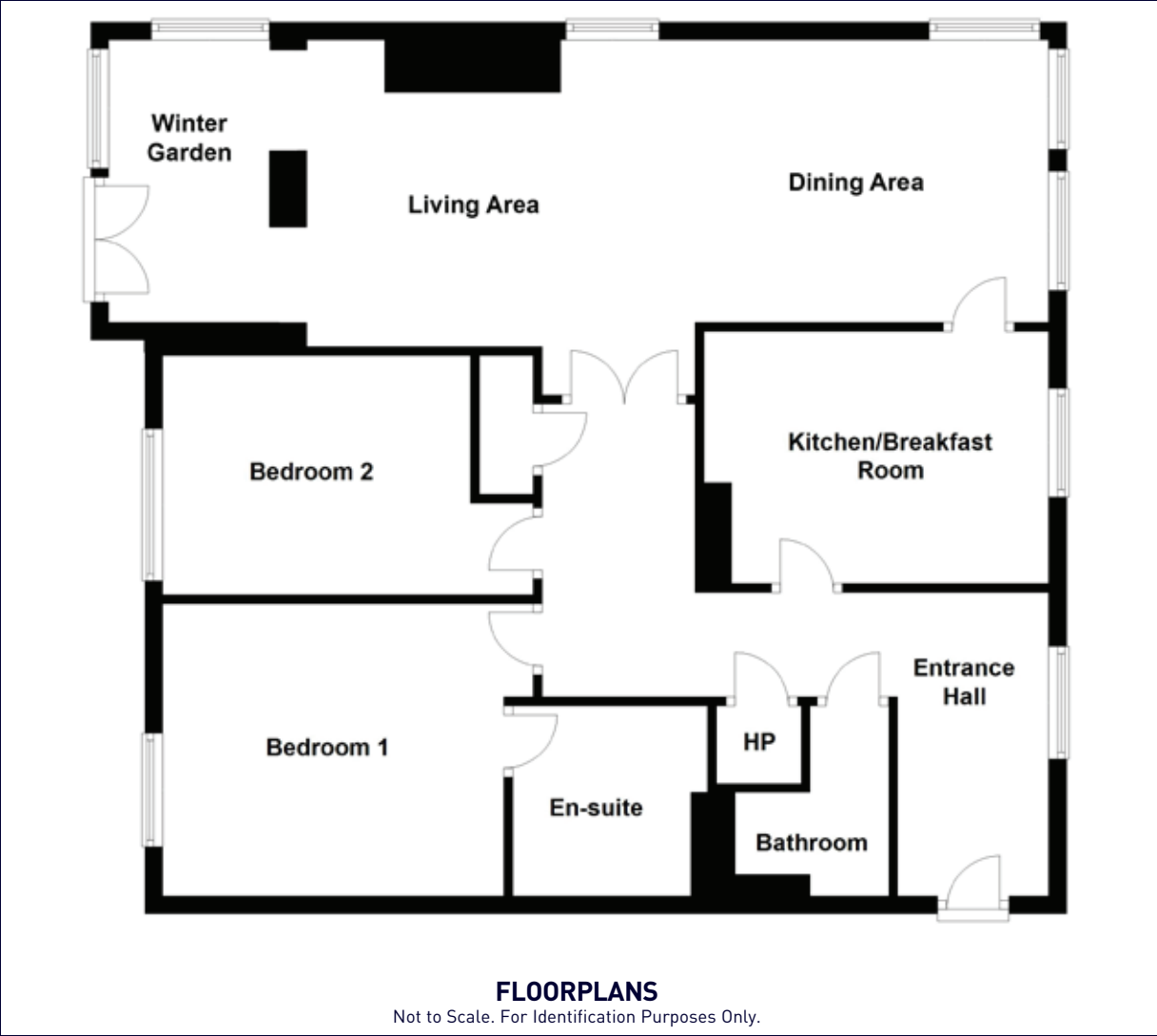
BER: C1  
BER Number: 106909765  
Energy Performance Rating: 156.92 kwh/m2/yr

DIRECTIONS

Travelling through Sandycove Village towards Dalkey Town, take the left turn onto Harbour Road. Bartra Rock is the next turn left after Bailey View. Bartra Rock is in the same domain as the Dalkey Martello Tower.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: [dalkey@huntersestateagent.ie](mailto:dalkey@huntersestateagent.ie)



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