

BER D2



Uplands

Dalkey Avenue, Dalkey, Co Dublin

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INTERNATIONAL REALTY



Uplands, Dalkey Avenue, Dalkey, Co Dublin

Features

- Large, detached, sunny family home (273 metres squared) on a site of approximately 0.3 acre in Dalkey.
- Stunning panoramic views over Dublin Bay, Dun Laoghaire and towards Howth.
- Very large south facing, two-tiered garden to the rear. Also large garden to the front with excellent parking.
- Short stroll to Dalkey village, dart and buses.
- Beautiful amenities on this home's doorstep including Killiney Hill, Bulloch and Coliemore harbour, the Metals walkway and White Rock beach (20 minutes walk through Killiney Hill)
- Huge potential to expand subject to planning permission.

An extremely impressive detached family home extending to approximately 273sq.m (2,939sq. ft) well set back from one of Dalkey's premier roads that occupies an elevated position on well stocked mature gardens and grounds that extend to approximately 0.3 of an acre. This magnificent property benefits from a much sought-after sunny south facing rear garden of approximately 22m (72ft) and the panoramic sea views across to Dublin Bay and Howth from its elevated position are breath-taking. Uplands enjoys road frontage of approximately 20m (63ft) and there is off street for more than eight cars to the front garden with a wide side passage connecting to the rear. Briefly, the tastefully decorated interior comprises of an entrance porch that opens into the generous reception hall, incorporating a cloakroom and guest w.c., which in turn leads to the living room at the front, the dining room, sunroom and the home office/study. The remaining living space at the ground floor level includes a kitchen/breakfast room, a playroom and a large utility room with a storeroom providing excellent storage space.

Upstairs there is a landing with a large linen cupboard, four bedrooms, main bedroom with an en-suite shower room and a family bathroom. The views enjoyed from the front two bedrooms across Dublin Bay to Howth are truly spectacular.

The location will be of major interest to those trying to get a foothold in the highly regarded much sought after and outstanding Dalkey location as it is surrounded by excellent primary and secondary schools such as Castle Park, Loreto Abbey Dalkey, The Harold School, Glenageary Killiney National School and Rathdown Co-Ed, and wonderful transport with Dalkey DART station as well as the regular 59 and 111 bus routes offering ease of access to the city centre and surrounding areas. There is an abundance of recreational and leisure facilities close by with the scenic walks up The Metals over Dalkey and Killiney hills, along the seafront as well as Fitzpatrick's Castle Fitness Centre and swimming pool together with Cuala GAA/Dalkey United sports ground on Hyde Road, Sandycove Tennis Club and many others. Dalkey Town Centre which is just an 8 minute walk (2 minute drive) away is well renowned for its local and boutique shops, cafes, delicatessens, pubs and some of the best restaurants in South County Dublin. Being a coastal town, it offers marine activities from Bullock and Coliemore harbours, the four yacht clubs and extensive marina at Dun Laoghaire Harbour with its two piers which will be of major interest to the marine and sailing enthusiast.

Quite simply this is a wonderful location to raise a growing family with enormous potential on offer, subject to planning permission.





Accommodation

Entrance Porch: 1.45m x 1.4m (4'9" x 4'7") with tiled floor and opens to the

Entrance Hall: 3.6m x 3.4m (11'10" x 11'2") with ceiling coving, centre rose, radiator cover and parquet floor

Cloaks Cupboard: 1.3m x 0.7m (4'3" x 2'4")

Guest W.c.: 1.4m x 0.7m (4'7" x 2'4") with w.c., wash hand basin, fully tiled walls and tiled floor

Living Room: 4.9m x 4.8m (16'1" x 15'9") with bay window, open fireplace with timber mantle surround, marble inset and marble hearth, and bi-folding doors opening through to the

Dining Room: 4.6m x 4.85m (15'1" x 15'11") with ceiling coving, centre rose and door opening through to the

Sunroom: 3.6m x 6.5m (11'10" x 21'4") with two Velux windows, sliding patio door opening to the rear garden, mounted gas fireplace and glass panelled double doors leading through to the

Breakfast Room: 3.55m x 3.7m (11'8" x 12'2") with Velux window, sliding patio doors to the rear garden, tiled floor and door through to the playroom

Kitchen: 4.9m x 2.8m (16'1" x 9'2") with timber ceiling, tiled floor, a range of fitted cupboards and units, plumbed for dishwasher, provision for electric cooker, wine rack, provision for fridge/freezer and door to the

Pantry (Understairs Storage): 2.6m x 0.9m (8'6" x 2'11") with shelving

Playroom: 5.2m x 3.35m (17'1" x 11') with ceiling coving

Utility Area: 6m x 2.7m (19'8" x 8'10") with sink unit with cupboards under, plumbed for washing machine, plumbed for dryer, Velux window, access to boiler house and access to the

Storeroom: 2.5m x 3.4m (8'2" x 11'2")

Study/Bedroom 5: 3.2m x 2.8m (10'5" x 9'2")

Upstairs

Landing: with hatch to the attic and shelved linen cupboard

Main Bedroom: 4.3m x 3.85m (14'1" x 12'8") with a range of fitted wardrobes, shelving area and vanity unit, wonderful views over Dublin Bay to Howth and door to

En Suite Shower Room: 2.45m x 1.2m (8' x 3'11") with step in

Triton T90SI electric shower, w.c., wash hand basin, bidet, fully tiled walls, tiled floor and skylight

Bedroom 2: 4.6m x 3.7m (15'1" x 12'2") with a range of fitted wardrobes, vanity unit and cupboards

Bedroom 3: 3.3m x 2.9m (10'10" x 9'6") with a range of fitted wardrobes

Bedroom 4: 2.6m x 3.4m (8'6" x 11'2") with spectacular views over Dublin Bay to Howth

Bathroom: 3.15m x 2.7m (10'4" x 8'10") with bath with telephone shower head, w.c., wash hand basin, separate step in electric Triton T90XR shower, partially tiled walls, tiled floor and shelved hot press with dual immersion and timer

BER Information

BER: D2. BER No: 100964774

EPI: 297.24 kWh/m²/y

Eircode

A96 FX99



Outside

A sweeping tarmacadam drive leads to the front which provides excellent off -street car parking for more than eight cars bordered by manicured lawned garden and well defined boundaries. A wide side passage connects the front to the rear garden which is two tiered laid out in lawn and a large patio area benefitting from a southerly orientation and is further enhanced with the enjoyment of privacy and seclusion.



OFFICES

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005
E: dalkey@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

103 Upper Leeson Street,
Ballsbridge, Dublin 4, D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh, Dublin 6, D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
T: 01 638 2700

55 South Mall,
Cork, T12 RR44
T: 021 427 8500



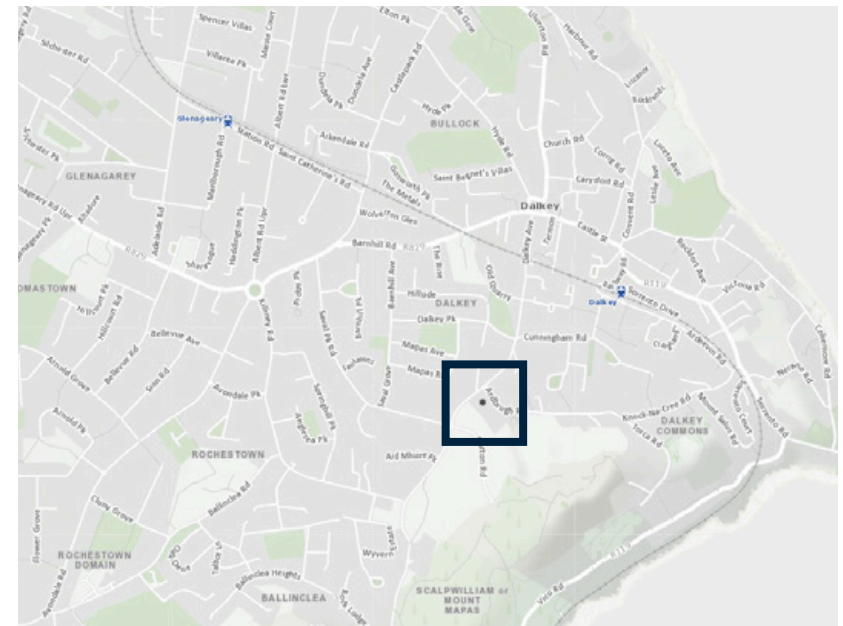
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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