



Mornington

Saval Park Road, Dalkey, Co. Dublin

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Mornington, Saval Park Road, Dalkey, Co. Dublin

A Distinguished Family Residence in One of Dalkey's Most Prestigious Settings

Mornington is an exceptional, Virginia creeper clad detached double-fronted residence dating from 1933, extending to an impressive approximately 367 sq.m (3,950 sq.ft) it was renovated extensively in 2000. Set well back from one of Dalkey's most sought-after roads, this elegant home enjoys an elevated position amid beautifully landscaped, award-winning gardens and grounds of approximately 0.5 acres.

From this vantage point, the property commands breathtaking sea views across Dublin Bay stretching to Howth, while the highly desirable west-facing rear garden ensures an abundance of afternoon and evening sunlight.

Approached via approximately 40 metres (131 ft) of road frontage, the property offers extensive gravelled off-street parking for multiple vehicles. The front garden is primarily laid in lawn and enhanced by mature specimen planting, colourful herbaceous borders, and a fine selection of established trees providing both privacy and character.

Inside, the home is tastefully appointed throughout. A welcoming entrance porch leads to a generous reception hall, setting the tone for the refined interiors beyond. The stunning dual-aspect sitting room is flooded with natural light, creating a warm and inviting space for relaxation.

A beautifully proportioned dining room flows seamlessly into the extended kitchen/breakfast room, complete with a bespoke L-shaped built-in bench perfect for modern family living. Additional practical spaces include a secondary prep kitchen/laundry room and guest facilities.

The ground floor further benefits from a large cloakroom/storage area, a cosy snug, a spacious double bedroom, and a well-appointed bathroom.

Upstairs, a bright landing leads to four generously sized double bedrooms, and a family bathroom. The principal suite is a standout feature, boasting a walk-in dressing room and a large en suite bathroom. From here, the panoramic views across Dublin Bay to Howth are truly spectacular.

A dedicated home office and large hot press completes the accommodation at this level, offering both flexibility and comfort for modern living.

The rear garden is a private sanctuary, enjoying a sunny west-facing orientation. Designed for both relaxation and entertaining, it features elegant al fresco patio areas, an enclosed pergola, and a purpose-built garden room/studio. The gardens themselves are a defining feature of this exceptional home, showcasing meticulous landscaping and mature planting throughout.

Mornington is ideally positioned in one of South County Dublin's most desirable residential areas. Dalkey is renowned for its charm, coastal beauty, and vibrant village atmosphere.

The property is within close proximity to an excellent selection of primary and secondary schools, including Castle Park, Loreto Abbey Dalkey, The Harold School, Glenageary Killiney National School, and Rathdown Co-Ed.

Transport links are superb, with Dalkey DART station and regular bus routes (59 and 111) providing seamless access to Dublin city centre and beyond.

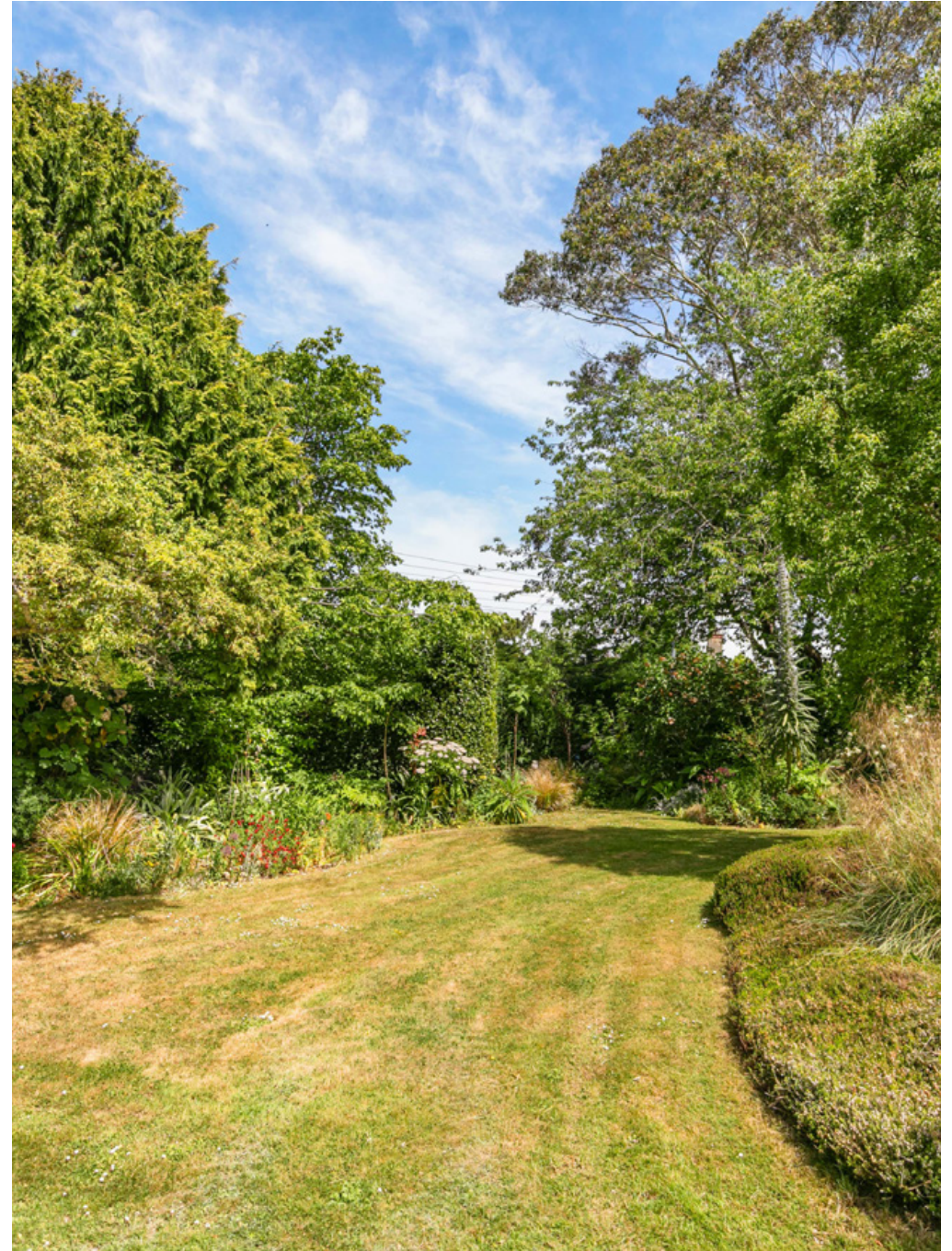
Residents can enjoy an abundance of recreational and leisure amenities, including scenic walks along The Metals, Dalkey and Killiney Hills, and the seafront. Nearby facilities include Fitzpatrick's Castle Fitness Centre, Cuala GAA and Dalkey United sports grounds, Sandycove Tennis Club, and more.

Dalkey Town Centre offers an excellent selection of boutique shops, cafés, delicatessens, traditional pubs, and some of the finest restaurants in South County Dublin. For marine enthusiasts, the nearby harbours at Bullock and Coliemore, as well as Dun Laoghaire Harbour with its yacht clubs and marina, provide outstanding opportunities for sailing and water sports.

Mornington represents a unique opportunity to acquire a distinguished family home in an exceptional coastal setting. Combining timeless elegance, generous accommodation, and remarkable potential, this is a residence perfectly suited to modern family living in one of Dublin's most coveted locations.

Features

- Prestigious and highly sought-after residential address
- Mature, landscaped gardens extending to approximately 0.5 acres
- Stunning sea views across Dun Laoghaire Harbour, Dublin Bay to Howth
- Sunny west-facing rear garden
- Short stroll to Dalkey Town Centre, DART, and bus routes
- Exceptional nearby amenities including Killiney Hill, The Metals, and coastal bathing areas
- Significant potential for further expansion (subject to planning permission)
- Substantial detached residence extending to approx. 367 sq.m (3,950 sq.ft)
- Surrounded by top-tier schools and leisure facilities
- Wired for electric gates
- Extensive gravelled off-street parking
- Fitted carpets, window coverings, and kitchen/utility appliances included
- Solar panels for hot water heating
- Impressive B3 BER rating
- Double-glazed windows throughout
- Gas-fired central heating





Accommodation

Porched Entrance: 2.35m x 2.95m (7'9" x 9'8") with double glazed UPVC door opening in, tiled floor and a glazed door opens into the

Reception Hall: 4m x 2.2m (13'1" x 7'3") with solid oak herringbone floor, ceiling coving, large picture window overlooking the front garden with sea glimpses and arch opens to the

Inner Hall: 3.05m x 2.7m (10' x 8'10") with solid timber oak floor, part herringbone with cherry beading, ceiling coving, feature painted cast iron fireplace and door to the

Sitting Room: 5.1m x 5.8m (16'9" x 19') with bow window to the side, solid oak herringbone floor, high ceilings (3.06m), ceiling coving, very fine limestone fireplace with slate inset and hearth and open fire, and folding doors open into the

Dining Room: 3.9m x 6.2m (12'10" x 20'4") with solid oak herringbone floor, ceiling coving, dual aspect windows, double folding double glazed doors opening out to the side gravelled area and step up into the

Kitchen/Breakfast Room: 4.7m x 7.55m (15'5" x 24'9") with Amtico floor, kitchen is fitted with a range of off white/cream hand painted press units, drawers, saucepan drawers, polished granite worktops, centre island unit with sink set in to the polished granite top, plumbed for washing machine, gas AGA, integrated Neff oven, integrated Miele microwave, display cabinets, painted timber panelling, pine panelled ceiling with LED recessed lighting set in, built in sideboard unit with deep

larder/pantry presses with pull out baskets for fresh fruit & vegetables, breakfast area to the rear with sunroom effect with Rational windows and double folding double glazed doors, built in corner L-shaped bench, provision for wall mounted TV and part multi-paned timber door opening into the

Utility Room/Laundry Room: 4.9m x 2.2m (16'1" x 7'3") with butcher block laminated worktop, fitted shelving, Belfast sink, drawers, cupboards, plumbed for washing machine & tumble dryer, space for fridge & freezer, further shelving, Molly Maid, part double glazed PVC door opening out to the rear, digital

security alarm panel, electrical fuse board, secondary four ring gas hob and door to

Guest W.C.: with wash hand basin, houses the Worcester gas fired central heating boiler with the digital heating and water controls and stone floor

Rear Lobby: 5.65m x 3.05m (18'6" x 10') with arch from the inner hall, picture rail, solid oak herringbone floor and door to downstairs wine cellar



Television Room: 3.4m x 3.9m (11'2" x 12'10") with LED recessed lighting, ceiling coving, painted cast iron fireplace with tiled inset, slate hearth and solid fuel burning glazed stove set in, picture window overlooking the front and solid timber floor

Shower Room: with step in tiled Mira Elite electric shower, nautical style blue wash hand basin with chrome pedestal, w.c., towel rail, recessed LED lighting and solid timber floor

Bedroom 1: 3.2m x 3.85m (10'6" x 12'8")

Cloak Hanging/Boot Room: 3.15m x 2.25m (10'4" x 7'5") with louvered folding doors and arch offering great storage

Upstairs: with built in shelving and cupboard space under the stairs

Landing: 8.15m x 1.15m (26'9" x 3'9") with Velux skylight letting great light into the rear, LED recessed lighting, solid timber floor and to the rear there is a walk in shelved hot press with large lagged water cylinder and the Myenergi diverter controller that manages the seven solar panels on the east of the roof that heats the water and then sends whatever balance back to the grid

Bedroom 2: 3.4m x 3.9m (11'2" x 12'10") with picture window overlooking the front, solid timber floor, a range of built in wardrobes, corner wash hand basin set into vanity unit with cupboards and drawers under and LED recessed lighting

Bathroom: 2.9m x 2.75m (9'6" x 9') with timber effect lino floor, wash hand basin set into vanity unit with mirror over,

painted wainscoting under with cupboards either side, wall mounted w.c., cast iron bath with telephone shower attachment over, timber panelling to the side, step in tiled AquaLisa power shower, large Velux skylight and LED recessed lighting

Bedroom 3: 4.9m x 3.95m (16'1" x 13') with timber floor, large Velux skylight and double glazed window looking the rear, vaulted ceiling, LED recessed lighting, excellent range of built in wardrobes, corner wash hand basin set into vanity with top and cupboards under with fitted mirror and fitted wall lights

Bedroom 4: 4.75m x 5.25m (15'7" x 17'3") with solid timber floor, two Velux skylights, LED recessed lighting, wall lights, a range of built in wardrobes, under eave storage and folding louvered doors opening into the

En Suite Shower Room: with step in tiled power shower, wash hand basin set into vanity unit with drawers under, w.c., panelled walls, fitted mirror, LED recessed lighting and solid timber floor

Bedroom Suite

Bedroom: 4.15m x 8.2m (13'7" x 26'11") with solid timber floor, vaulted ceiling, LED recessed lighting, Velux skylight, television point, electric Dimplex panel heater, large picture window overlooking the front with lovely views of Dun Laoghaire Harbour, the Pigeon House Chimneys and across Dublin Bay

Dressing Room: with opening to box shelving, drawers, excellent hanging space, large Velux skylight, solid timber floor and LED recessed lighting

En Suite Bathroom: 3.15m x 3.9m (10'4" x 12'10") with solid timber floor, vaulted ceiling, LED recessed lighting, step in tiled AquaLisa power shower with oversized tray, wall mounted w.c., wash hand basin set into mosaic tiled top with fitted mirror over, cupboards under, Jacuzzi bath with auxiliary hose and jets, second wash hand basin set into mosaic tiled top with fitted mirror and cupboards under and LED recessed lighting

Home Office: 4.2m x 2.5m (13'9" x 8'2") with Dimplex storage heater, large Velux skylight, large picture window overlooking front out to sea with lovely views, under eave storage, LED recessed lighting and built in shelving unit

Outside: the rear has a sunny west facing orientation with gravelled area, patio area, raised flower beds bordered by railway sleepers giving path to the rear gazebo, which is covered with built in timber and perspex, lovely potting area, compost area,

Studio/Workshop: 4.55m x 3m (14'11" x 9'10") with poured concrete screed floor, corner solid fuel burning stove and electric heater

BER Information

BER: B3.

BER No: 115026296.

EPI: 127.58 kWh/m²/yr.

Eircode

A96 TX65







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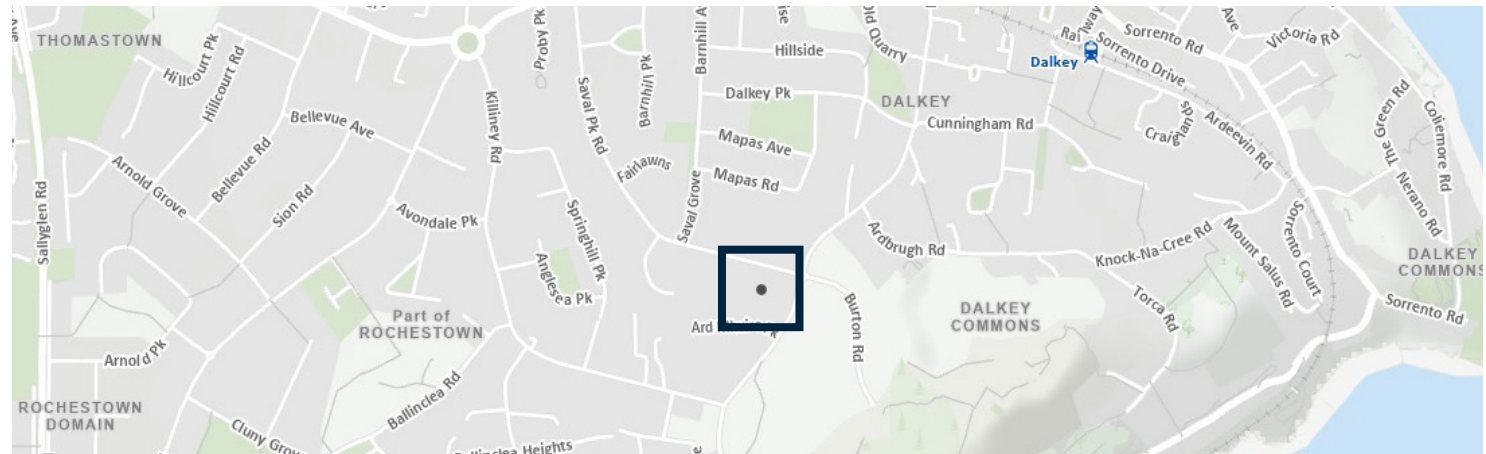
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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