



18 Ulverton Road, Dalkey, Co. Dublin



Morrison
ESTATE AGENTS



FOR SALE BY PRIVATE TREATY

A period home of distinction, set out in of Dublin's nicest locations just a few minutes walk from the centre of Dalkey village make this property the perfect family home.

The property is accessed from the road through an electronic gated entrance to gravelled driveway. The main entrance hall is bright and spacious with period features and natural wood floors and leads to a drawing room to front of the house with a large feature bay window and feature fireplace with marble surround. There is an open archway to the formal dining room at the rear with another feature fireplace and double glazed sash window overlooking landscaped rear gardens. Flooring is all natural wood flooring throughout. The kitchen breakfast room is situated to the rear overlooking the landscaped gardens and features a classic AGA oven as well as all built in appliances.

There is a staircase to a landing leading to a double bedroom and family bathroom, and on the main first floor there is the main masterbedroom to the front of house with another double bedroom also off hallway. The stairs leads to a further level landing with another double bedroom and shower room.

There is a lower ground floor accommodation accessed from stairs from main entrance hall and also with its own private access from front. The accommodation here comprises entrance hall, large open plan living area, separate double bedroom, bathroom and kitchen/utility room to rear with side access to the rear courtyard and gardens areas.

This is one of Dublin's most established and upmarket locations within a few minutes walk from Dalkey village with all its thriving mix of shops and boutique style amenities to include its range of specialist food stores, coffee shops and restaurants and has easy access to the DART station at DALKEY. Killiney bay is also nearby as is Dun Laoghaire village and harbour with every possible leisure and recreational facility including the Peoples Park and Pier area.

FEATURES INCLUDE

- Bright spacious accommodation 300 Sq.M /3,300 Sq.Ft.
- Magnificent Period Home
- All original features
- Great reception rooms with original features
- Bay windows and sash window features
- 5 bedrooms
- Lower ground floor accommodation ideal for guests or family
- Gas fired central heating
- High standard of fixtures and fittings throughout
- Electronic gated entrance and gravelled driveway
- Just a few minutes walk from the centre of Dalkey village

ACCOMMODATION

Entrance Hallway

Feature front door opening to large entrance hall, feature wooden floors, ceiling cornice and coving, dado rail feature, recessed alcove, walk in storage area with window and heating controls system

Drawing Room:

Large drawing room to front with bay window feature, sash windows with shutters, ceiling cornice, marble fireplace, arch to



Dining Room: Large sash window overlooking rear, shutters, fireplace with cast iron feature, ceiling cornice, picture rail

Kitchen: Range of fitted wooden handpainted units with granite worktops, Belfast sink with mixer tap, feature AGA oven, integrated dishwasher, integrated fridge freezer

Breakfast Room: Feature double glazed windows to rear and side opening to landscaped rear garden area, feature velux windows, tiled floor through kitchen and breakfast room

FIRST FLOOR

First landing leading to first floor

Stairs from main hallway to first landing leading to

Bedroom with sash window feature overlooking rear aspect, cast iron fireplace

Bathroom: Free standing bath with mixer tap and shower over attachment, whb and wc., tiled floor and splashback, window to side, extractor fan, recessed lighting

Stairs to first floor landing:

Master bedroom: Large room to front aspect with large feature bay window, built in wardrobes, ceiling cornice, picture rail

Bedroom: Double bedroom with sash window to rear aspect overlook rear garden, fireplace, picture rail, ceiling cornice

Stairs rising to upper landing:

Bedroom: Large sash window to rear aspect, cast iron fireplace

Shower Room: Shower cubicle with power shower, whb, wc, tiled floor and splashbacks, towel rail, extractor fan

LOWER GROUND FLOOR

Entrance from lower garden level to entrance hall opening to

Living Room: Large open plan living area with bay window feature to front aspect, natural wooden floors, cast iron fireplace, shelved alcove, recessed lighting, stairs to main house hallway and open hallway to

Double Bedroom: Large double bedroom with window to rear aspect, recessed lighting

Shower Room: large shower with power shower, whb and wc, towel rail tiled floor and tiled splashbacks, recessed lighting and window

Kitchen / utility room: Range of built in wall and base units with sink feature and space for plumbing appliances (washing machine/dishwasher/tumble dryer), tiled floor and separate cupboard with heating system controls.

OUTSIDE

Outside to front is accessed through electronic security gate system with additional pedestrian gate access, graveled driveway, mature well stocked shrubbery, steps to main front door, steps to basement level
To the rear there is a lovely landscaped rear garden area with well stocked shrubbery and feature decking area, private gated access to rear laneway access.

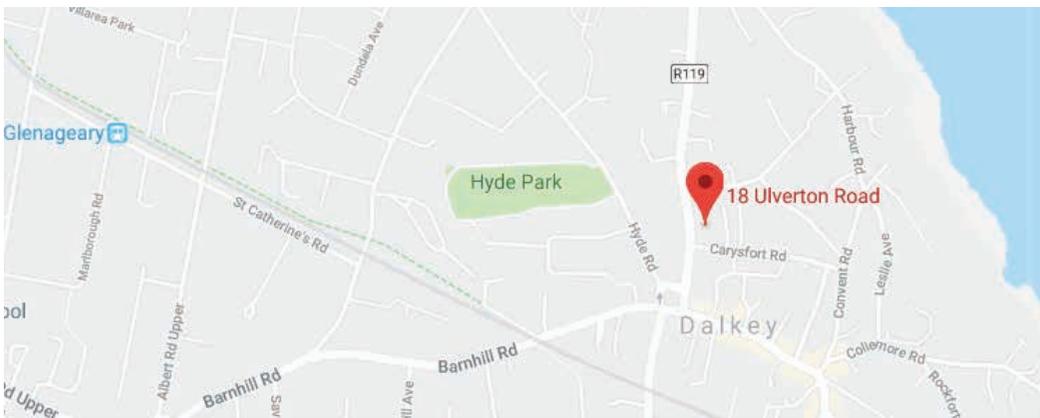
BER DETAILS

BER Rating D1
BER Number 110249026
EPI 252.32 kWh/m2/yr

VIEWING:

By prior appointment
Contact: Sales Department: 01 293 7100
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