



Sunnyside, Vico Road, Dalkey, Co. Dublin.

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# For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this unique four bedroom residence (520sq.m/5,600sq.ft) excluding terraces and staff accommodation) with stunning coastal views. 'Sunnyside' is probably the best property to come to the market on Vico Road in at least the last 15 years and one of the very finest Killiney has to offer, the opportunity to purchase a property of this quality in such a stunning location only comes around once in a generation. Set behind an electric gate the property was originally a Victorian villa style property that has been extended over the years to provide extremely generous accommodation that steps gracefully down the slope of the hill towards the sea. And one can enjoy spectacular uninterrupted views of the sea from the principal rooms of the property with several spacious terraces offering stunning vistas of Killiney Bay, Dalkey Island, the Sugar Loaf mountains and beyond to Wicklow. Throughout the property has a stunning quality of light which permeates to its core thanks to clever design and the rhythmic sigh of the sea sets a delightful atmosphere.

'Sunnyside' is located at the spot once known as the 'end of the world' by the denizens of Dalkey as it was the point at which the gated private Vico Road ended. Vico Road as we know it today was only created in 1889 when the rights to the private road were bought and an old stone wall removed joining the originally private Green Road to it by raising the level of the road by close to 3 meters and enabling a circuit of the hill for the first time. Killiney Hill Park was opened in 1887 as Victoria Hill in honour of Britain's Queen Victoria's 50 years on the throne. The Victorians flocked to Dalkey to bathe in the sea and admire its stunning coastline which they compared to that of the Bay of Naples. Upon entering the property one's attention is immediately drawn to the views of the sea through the large windows of the huge open plan reception room once used as a setting for ambassadorial receptions. There is also a useful dining area at this

level and access to a terrace running the width of the property. Passing down the stairs there is a generous guest bathroom with views. There is also a separate staff entrance at this level. Another flight of stairs and one enters the well-appointed kitchen with its living and dining areas providing a relaxed heart to this stunning home. From the kitchen there are French doors opening onto the exceptionally spacious main terrace with magnificent panoramic sea views over Killiney Bay, Killiney Hill, Dalkey Island and down the coast towards Wicklow. Leading off the kitchen there is a utility area, vaulted wine cellar and wc. There are two large double bedrooms also at this level both with ensembles and dressing areas and with doors opening onto the main terrace. Passing down the stairs to the lowest level of the house one finds the sumptuously appointed master bedroom. This grand room has the benefit of his and her ensembles and a dressing room along with floor to ceiling windows allowing you to contemplate the views from the comfort of your own bed. Accessed from the master bedroom there is another side terrace with plenty of space for tables and chairs. There is also a fourth ensuite bedroom at this level.

Outside the property is set on circa 0.4acre of garden which is set out in several terraces running down the hillside. The higher terrace has the benefit of a staff studio with kitchenette and bathroom and is gently shaded by the mature trees and hedging. Moving down, one comes to the main portion of the garden which is set over two levels with mature planting and hedging. From every point in the garden the views enrapture and watching small yachts passing by one could easily be sitting in one of the Cinque Terre or Amalfi. There is off street parking to the front of the house and a gated drive leading to the main road.

'Sunnyside' is situated on the seaward side of Vico Road in the heart of Killiney and just a short walk from a host of amenities including the DART, delightful Killiney Beach and local

shops. The Vico Baths (also known as Hawk Cliff) and Whiterock beach are accessed close to the property. The heritage town of Dalkey is a short walk away and there are excellent parks including Killiney Hill Park and Sorrento Park in close proximity. There are many further excellent transport options including bus routes, N11, M50 and the Luas green line all easily accessible. The location is ideal for those with children of school-going age with a myriad of excellent schools in the area including Holy Child, Loreto Dalkey, Castle Park, Rathdown and St Gerard's all within a short journey.

## SPECIAL FEATURES

- » Four bedroom residence extending to 520sq.m/5,600sq.ft
- » Stunning coastal views to Dalkey Island, Wicklow and beyond.
- » Extended period Victorian villa
- » Set on large site of circa 0.4 acre
- » Walking distance to Dalkey village
- » Three large terraces all with stunning sea views
- » Excellent schools nearby including Holy Child, Loreto Dalkey, Castle Park, Rathdown
- » Close to excellent transport links
- » Separate staff studio
- » Set within the town and parish boundary of Dalkey
- » Electric gate
- » Off street car parking











# ACCOMMODATION

## ENTRANCE LEVEL

### ENTRANCE HALLWAY

12.79m (41’95”) x 3.07m (10’06”) (Max measurement)  
Grand entrance hall. Travertine and solid hardwood floor, large apex light well, wet bar with sink & glass shelving, gas fire with inlaid Adams style marble fire surround with brass inset and slate hearth, radiator cover, recessed lighting.

### DRAWING ROOM AREA

8.63m (20’30”) x 12.61m (41’36”) (Max measurement)  
Exceptionally generous formal entertaining space. Hardwood floors, recessed lighting, period marble fire surround cast iron inset with open fire, period marble fire surround cast iron inset with Gas fire, TV point, intercom, phone point, 3 radiator covers, integrated roof speaker. Large floor to ceiling windows overlooking Killiney Bay. Door to terrace:

### LOUNGE AREA

4.5m (14’76”) x 5.72m (18’76”) (Max measurement)  
Hardwood floors, radiator covers, TV point, phone point, integrated speaker, recessed lighting. Large floor to ceiling windows overlooking Killiney Bay. Door to terrace.

### T.V ROOM

3.65m 11’97 x 4.66m 12’28”  
Hardwood floors, radiator cover, period marble fire surround cast iron inset with gas fire. Integrated speakers, TV point, phone point, recessed lighting, decretive ceiling rose & coving. Door to hall and door to staircase.

### TERRACE

12.84m (42’11”) x 1.53m (5’01”)  
Travertine paving stones, exterior lights and high quality stainless steel guardrail. Stunning sea and coastal views.

### LANDING

Doors to hotpress with insulated cylinder, recessed lighting, Travertine tiles floor. Stairs leading to rear hall with side entrance.

## GUEST WC

2.95m (9’67”) x 2.51m (8’23”)  
Limestone tiled floor, Villeroy & Boch sink with built-in storage unit and Hansgrohe taps, extractor fan, double shower with ring water shower head, recessed lighting, extractor fan, chrome shower mixer, Mosaic tiles, glass and chrome shower door curtain rail and chrome towel rail.  
Stairs leading to lower hall.

## LEVEL 2

### LOWER HALL

3.07m (10’06”) x 2.43m (7’97”)  
Radiator cover, recessed lighting, door to guest wc.

## GUEST WC

2.39m (7’83”) x 2.22m (7’28”)  
Travertine tiled floor, ceiling lights, Pedestal sink, chrome taps, porthole style mirror, sliding shower door, towel rail, ceiling lights.

## VAULTED WINE CELLAR

Built-in wine storage racks, tiled floor, 4 lamp spotlights.

## BEDROOM 3

12.56m (41’19”) x 4.24m (14’49”)  
Large double bedroom, hardwood floors, recessed lighting, phone point, radiator cover, wooden shelf, large floor to ceiling windows overlooking Killiney Bay. Door to terrace.

## ENSUITE

Travertine & Mosaic floor, recessed lighting, bath/shower mixer, shower mixer, shower screen, sink with built-in storage, wall mirror, heated towel rail, under floor heating.

## WALK-IN WARDROBE

Hard wood floors, recessed lighting, wall mirror, built-in floor to ceiling storage with handrails, draws and shelving.

## BEDROOM 4

11.21m (36’76”) x 3.05m (10”02”)  
Large double bedroom, hardwood floors, recessed lighting, phone point, radiator cover, wooden shelf, large floor to ceiling windows overlooking Killiney Bay. Door to terrace.

## ENSUITE

Travertine & Mosaic floor, recessed lighting, bath/shower mixer, shower mixer, shower screen, sink with built-in storage, wall mirror, heated towel rail, under floor heating.

## WALK-IN WARDROBE

Hard wood floors, recessed lighting, wall mirror, built-in floor to ceiling storage with handrails, draws and shelving.

## KITCHEN/LIVING/DINING AREA

13.6m (44’60”) x 8.16m (26’76”)

## KITCHEN

Travertine tiled floor, built-in hand crafted painted solid wood wall and floor units with granite counter tops, stainless steel Franke under mounted sink, Miele coffee machine, Miele microwave, U-Line wine chiller, Sub-Zero fridge/freezer with ice machine, Britannica duel fuel range cooker with 6 ring gas hobs with two ovens. Large handcrafted solid wood island unit with granite counter top, two Franke under mounted sinks, large oak breakfast bar.

## LIVING AREA

Hardwood floors, recessed lighting, radiator cover, electric gas effect fire, integrated speakers, phone point. French doors to terrace.

## DINING AREA

Hardwood floors, recessed lighting, radiator cover. Door to terrace.

## UTILITY ROOM

Tiled floor, ceiling lights, stainless steel sink, storage unit, plumbed for washing machine, drying rack, fuse board, alarm panel.  
Access to water tank and immersion.





**TERRACE**

14m (45’92”) x 6m (19’68”)  
Grand entertaining terrace with stunning sea views. Paved with Travertine, high quality stainless steel guardrail, exterior lighting, exterior sockets, outdoor speakers.

**STAIRS TO THIRD LEVEL**

**LEVEL 3**

**MASTER BEDROOM**

7.85m (25’74”) x 7.28m (23’87”)  
Large double bedroom suite with hardwood floors, recessed lighting, integrated speakers, t.v point, radiator cover, large floor to ceiling windows overlooking Killiney bay. Door to terrace and door to patio.

**ENSUITE ONE**

Travertine tiled floor, under floor heating, part tiled walls, sink unit with mixer tap, recessed lighting, integrated bathroom storage unit, Travertine tiled counter top, wall mirror, Jacuzzi Bath, bath shower mixer, shower mixer, brass towel rail. Door to dressing room.

**ENSUITE TWO**

Double shower with body jets, Mira shower, glass door, Travertine tiled floor & shower, under floor heating, sink unit with mixer tap, shaver plug, wc.

**DRESSING ROOM**

2.84m (9’31”) x 2.13m (6’98”)  
Hard wood floors, recessed lighting, wall mirror, built-in floor to ceiling storage with handrails, draws and shelving.

**BEDROOM 2**

5.86m (19’22”) x 3.95m (12’95”)  
Double bedroom with hardwood floor, recessed lighting, radiator cover, phone point, t.v point. Door to balcony.

**ENSUITE**

3.44m (11’28”) x 1.8m (5’90”) (Max measurement)  
Recessed lighting, Travertine tiled floors, two sinks, two built-in bathroom storage units, two wall mirrors, brass towel rail, corner shower with tiled walls, glass shower screen, shower mixer, under floor heating.

**STUDIO**

4.9m (16’07”) x 4.88m (16’01”)  
Travertine tiled floors, recessed lighting, fuse box, TV point, built-in wall and floor kitchen units, stainless steel sink unit, glass splash back, Beko fridge/freezer. Large sliding door to terrace overlooking Killiney Bay.

**SHOWER ROOM**

Corner shower with Mira sport electric shower, pedestal sink unit, wc, glass shelf, towel rail, Duplex heater.

















GARDEN

Total site area of circa 0.4 acre. Terraced garden on three levels bordered by bushes and mature planting with beautifully manicured lawns and featuring two mature stunning Eucalyptus trees.

BER DETAILS

BER: E2  
BER number: 101705986  
Energy Performance Indicator: 341.81 kWh/m²/yr

DIRECTIONS

Travelling from Dalkey pass along Sorrento Road and take the right hand turn before Sorrento Terrace onto Vico Road. Continue along Vico Road and the property will be the second last house on your left before the access to the Whiterock beach.

SOLICITOR

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VIEWING

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