

44 ULVERTON ROAD

Dalkey, Co. Dublin

FOR SALE



44 ULVERTON ROAD

Knight Frank are delighted to introduce 44 Ulverton Road, this exceptional newly renovated period terraced residence ideally situated within a short walk of Dalkey village.

Viewers are certain to be impressed by the classic period features throughout to include ornate cornice work, high ceilings, crystal chandeliers and original fireplaces. The property has been sympathetically renovated and extended by the current owners to an impeccably high standard and now combines period elegance with all the conveniences required for modern day living.



ACCOMMODATION



The bright, spacious and well-appointed living accommodation extends to approximately 200 sq. m / 2,152 sq ft. A welcoming entrance hall with stunning parquet flooring and wainscoting provide access to the drawing room with attractive bay window and an ornate marble fireplace with gas insert. Double doors lead through to the dining room with cast iron fireplace with gas insert, both rooms with beautiful ceiling cornicing.

From here, there is access to the kitchen / breakfast room which is also accessed from the entrance hall.



ACCOMMODATION

A modern bespoke Nolan's kitchen of a clean design with flush doors and soft touch closing. The wall and floor units are complimented with built in appliances (Neff & Samsung) to include a coffee machine, double oven with slide away door, microwave and wine cooler. Further features include a sink macerator, an induction hob fitted to Quartzite work top, an American style fridge freezer and an alcove breakfast bar. There is ample space for a dining table while sliding glass doors lead to the decked patio. There is a utility room off the kitchen, guest WC and storage room.

There are four good sized bedrooms on the upper floors and three bathrooms, two en-suite. The impressive master bedroom spans the entire width of the house and features beautiful ceiling cornering, an ornate cast iron fireplace and an abundance of Newcastle Design bespoke fitted wardrobes. There is also a well-appointed en-suite shower room. The fourth bedroom could easily be used as a walk-in wardrobe or home office and also features an abundance of Newcastle Design fitted wardrobes.



GARDEN & LOCATION

The west facing garden to the front has been landscaped and benefits from a substantial newly laid lawn and painted fencing. A granite paved path leads from the entrance gate to the front door.

There is rear vehicular access with wooden electric security gates providing all-important off street parking while there is

also the useful decking area off the kitchen, a perfect warm weather breakfast spot.

44 Ulverton Road is ideally located a short walk from the centre of Dalkey village with its colourful array of curiosity shops, specialist eateries, restaurants and public houses to include Finnegans. Other nearby attractions include

Coliemore Harbour, Dalkey Island, and Killiney and Dalkey Hills.

The area also plays host to a range of south County Dublin's most prestigious schools including Rathdown, Loreto Abbey Dalkey, Holy Chid and Castlepark. Transport facilities are frequent and include the DART, bus routes and Aircoach.



FEATURES

- Newly renovated family home
- GFCH
- Bespoke Nolan's kitchen
- Newcastle Design fitted wardrobes
- Off street parking with electric gates
- A short walk to Dalkey Village



DETAILS

BER: E1 | **BER Number:** 110606464

Energy Performance Indicator:

324.31 kWh/m²/yr

Approx. Size: 200 sq. m. / 2,152 sq. ft.

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



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FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



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PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

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