

VILLA BELVEDERE VICO ROAD

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Dalkey, County Dublin

INTRODUCTION



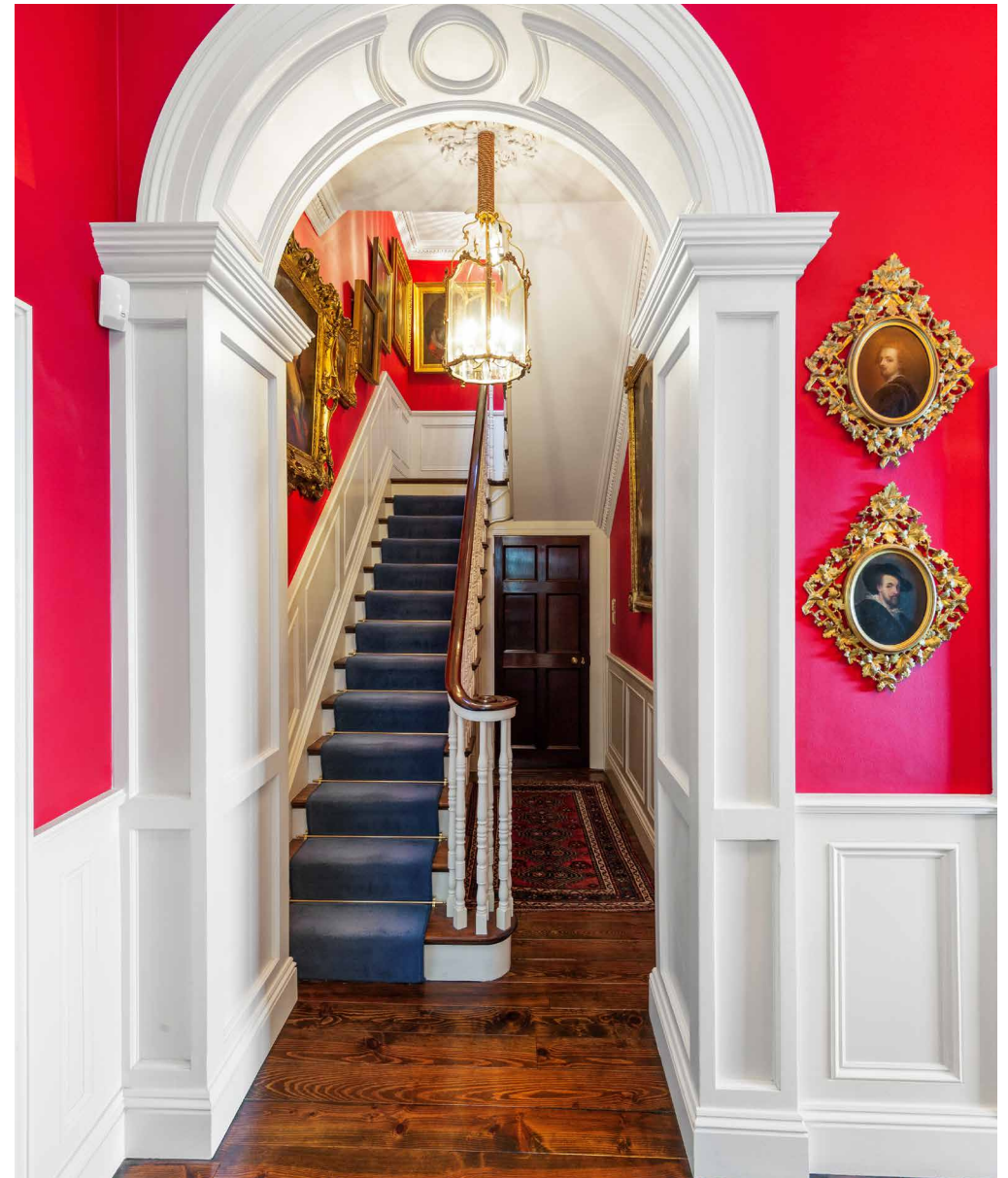
Dating back to the Victorian era this semi-detached home provides 218 sq. m. / 2,350 sq. ft. of well laid out living accommodation arranged over two floors and bathed in natural light throughout. There is a perfect balance between living and bedroom accommodation with original features such as fireplaces, mahogany panelled doors, and ceiling roses / cornice plasterwork having been reinstated, combining Victorian charm with modern day conveniences.

Without doubt the *pièce de résistance* of this wonderful home are the spell binding sea views after which the house is named. They are to be enjoyed not only from the principle accommodation but also from the terraces and balconies in Villa Belvedere, ensuring that the "beautiful sights" can be appreciated as the sun rises in the east and sets in the west.



A C C O M M O D A T I O N

Villa Belvedere is approached by a private road with detached garage providing essential car parking. Attractive wrought iron electric pedestrian gates provide access to a granite flight of steps that ascend to the front of the property where we find the first landscaped terrace which sets the tone for what lies ahead. A superb patio area provides a magical oasis in which to enjoy morning and afternoon dining whilst watching the maritime activities on the bay or the wildlife on Dalkey Island.



Glazed door opens into the entrance porch which in turn leads into the entrance hall with wainscot panelling, ceiling corning and rose. To the right of the entrance hall is the living room with feature oriel bay window encapsulating the majestic sea view, there is an 18th century white Carrara marble fireplace with gas coal effect fire, ornate ceiling rose and corning. To the left of the entrance hall is the dining room and kitchen, the dining room is to the front of the property again enjoying the wonderful sea vista and with a Regency French Carrara white marble fireplace with matching cast iron grate.







The kitchen is fitted with bespoke timber cabinetry hand painted in sage, the floor and wall mounted units are complemented by white marble countertops, a black Aga, and integrated appliances, there is an Italian marble tiled floor. At the end of the hall we arrive at the drawing room with English Victorian white marble fireplace with matching cast iron dog grate, ceiling rose and corning. From the drawing room French doors framed by a window either side open out to the rear courtyard and its immersive rockery. Also on the ground floor is a guest wc with original Hammond "of Dublin" toilet.

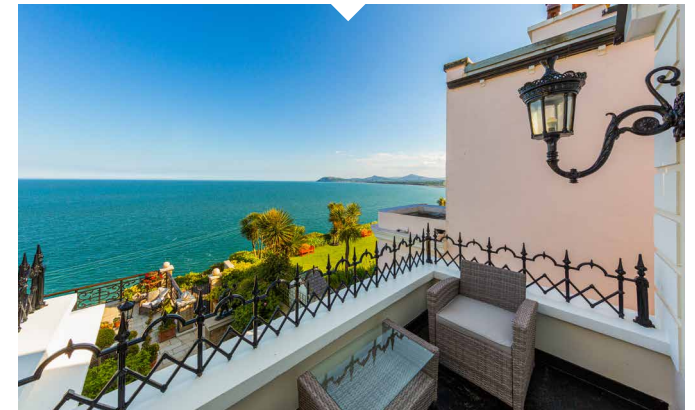






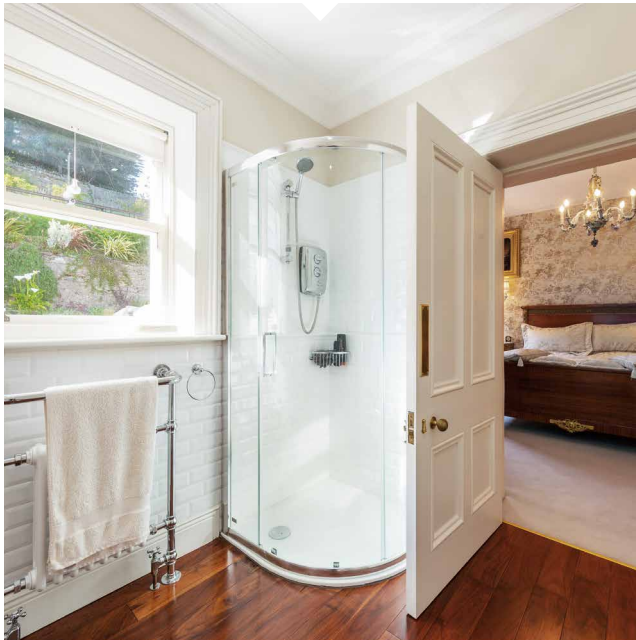
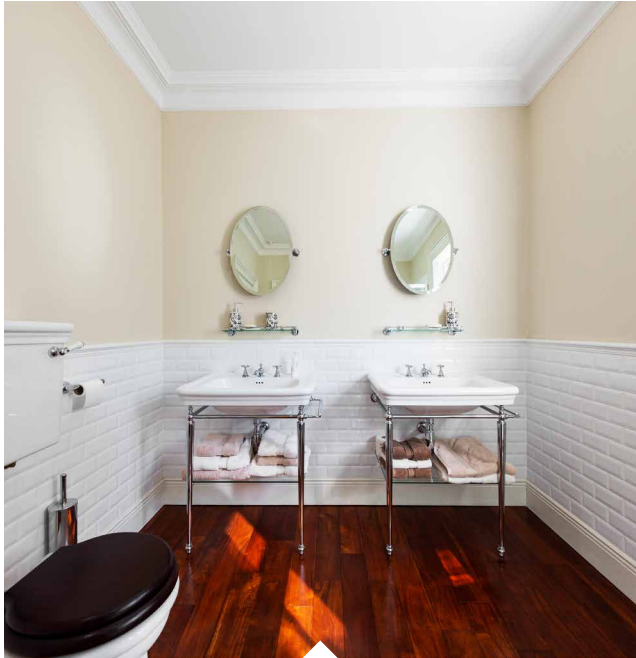


Upstairs are four double bedrooms. The main bedroom is to the front property with a French Rocco rouge marble fireplace and has the advantage of an ensuite shower room, there is a window framing the bay and a door leading out to the balcony overlooking the sea providing an ideal haven for morning reading. The second bedroom also to the front of the house and with the benefit of a balcony overlooking the sea. The second and third bedrooms are served by a large 'Jack and Jill' shower room with twin wash hand basins. On the mezzanine galleried landing is the fourth bedroom.









GARDENS



The gardens to the front of the property are laid out in a formal style with a lawned area bordered by topiary hedging and flower beds stocked with mature shrubs and plants. There is a delightful paved terrace with wrought iron railing, providing unobstructed commanding views of the bay and an idyllic space to enjoy 'Al Fresco' dining.

A side entrance leads to the rear of Villa Belvedere, at ground level there is a paved courtyard area with fireplace providing the ambience of an outside living room. Granite steps with wrought iron and mahogany hand rail ascend past naturalistically landscaped raised beds to the upper terrace where evening sunshine and panoramic views are to be enjoyed.







Vico Road is one of Dublin's most exclusive coastal addresses and is understandably often compared with the Italian Riviera and has deservedly earned the reputation as Ireland's Amalfi Coast. It is therefore no surprise that it has become the chosen location for many of the world's pop stars, actors, authors, film producers, and racing drivers.

Conveniently located within 10mins walking distance to Dalkey village where an outstanding selection of speciality shops, eateries, bijou restaurants, and shopping facilities are to be found. For recreational amenities Killiney Hill, Killiney Golf Club, and Sorrento Park are all nearby. An abundance of picturesque coastal and beach walks are literally on the doorstep.

Some of South County Dublin's most prestigious schools at both primary and secondary level are within close proximity to include The Harold, St Patrick's National School, Holy Child, Loreto Abbey Dalkey, and St Joseph of Cluny. The villages of both Killiney & Dalkey are well served by public transport links with Dublin Bus and the DART providing easy access to the City Centre. The Aircoach also stops at the nearby Fitzpatrick Castle Hotel and on Castle Street in Dalkey. The M50 and all main arterial routes are also within easy reach.



FLOOR PLANS



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DETAILS

BER: E1 **BER Number:** 107754004
Approx. Size: 218 sq. m. / 2,350 sq. ft.
Tenure: Freehold
Viewings: Strictly By Appointment



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.

FEATURES

- Breathtaking sea views across Dublin Bay
- Landscaped gardens with East and West orientations
- Pristine condition throughout
- Gas fired central heating
- Garage
- Walking distance to Dalkey Village



CONDITIONS TO BE NOTED

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