

TRAGARA

Nerano Road, Dalkey, Co. Dublin

FOR SALE



BER B3



TRAGARA

Tragara comprises a Robert Fowler designed 6-bedroom detached family residence built C. 2003 of approximately 290 sq. metres/ 3,200 sq. ft.

Indian Sandstone steps approach the front doors, which provide a double opening to a light filled double height entrance hall tiled with Portuguese stone effect ceramic tiles, which continues on into the kitchen. This area features an open tread Ash staircase which accesses a feature Ash bridge to the Master suite.

To the left of the hall is the Kitchen featuring a full range of solid Cherrywood floor and wall mounted units, polished Granite worktop/splashback, stainless steel sink, Cuisine Master, five ring gas hob, four electric ovens, stainless steel extractor hood, integrated dishwasher, American style Samsung stainless steel fridge and freezer and an integrated microwave.





ACCOMMODATION



Directly off the Kitchen is the utility room with stainless steel sink, floor and wall mounted units, built in wine rack, full height freezer and undercounter fridge. Adjacent to the Kitchen is a bright but cosy family room with Cherrywood floor, polished Granite hearth, open fire and door to the garden. On the other side of the entrance hall is a guest bathroom/wet room with fully tiled walls and floor. The dining room features polished timber floor and views to Dalkey Island and beyond. Next, we come to Bedroom six/ Study with fitted wardrobes and workstation, polished timber floor, views of Dalkey sound and the Muglins. Moving to the rear of the property by way of the corridor lined with full length cupboards is a den/playroom with a built-in workstation and French doors to the rear garden together with the Laundry. There is a spiral staircase from the Den which allows access to the first-floor bedrooms.





ACCOMMODATION

To complete the garden level accommodation is Bedroom two with ensuite shower room and dressing room has stunning views of the bay. The Ash staircase accesses first floor via a bridge to the Master Bedroom, dressing room, ensuite shower room, full range of fitted wardrobes/drawers and polished wooden floor with sea views. On the other side of the bridge is a fabulous living room with double French doors opening to a generous sunny balcony overlooking Dalkey Island. Once you step out onto the balcony you can take in the views right across Dublin bay. Further accommodation includes a family bathroom with ceramic tiled floor and walls, bath, marble counter with twin sinks.



ACCOMMODATION



ACCOMMODATION



GROUNDS & LOCATION

Automatic security gates provide both pedestrian and vehicular access with ample car parking to the front of the residence dressed with golden gravel. The gardens are laid out in both lawn and Indian sandstone patio with mature trees, shrubbery, herbaceous borders and summerhouse. The property is located within walking distance of the popular heritage town of Dalkey, which has an outstanding selection of speciality shops, eateries, bijoux

restaurants and shopping facilities. Coliemore Harbour is less than a minutes' walk away which was the most important trading port on the east coast of Ireland between 1200 and 1600, Today one can get a small passenger ferry to and from Dalkey Island. The waters around Dalkey Island are mainly used for sailing, angling and diving. Sorrento and Dillon's parks are also nearby. Some of South Dublin's most prestigious schools, both primary and secondary,

are located within close proximity including Loreto Abbey, Dalkey ,Holy Child Killiney, St Joseph of Cluny, Castle Park, Rathdown School, The Harold School, CBC Monkstown. Dalkey town is exceptionally well served by bus routes to and from the city centre and Dalkey DART station a short stroll from Tragara.



FEATURES

- Spectacular sea views
- Gas fired central heating
- Secluded private gardens of approx 0.3 acres
- Double glazed windows by Swedux
- Flexible family accommodation
- Andersen EV charging point





DETAILS

BER: B3 BER Number: 113789788

Approx. Size: 290 sq. m / 3,200 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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Subject to Contract/ Contract
Denied/ Without Prejudice

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