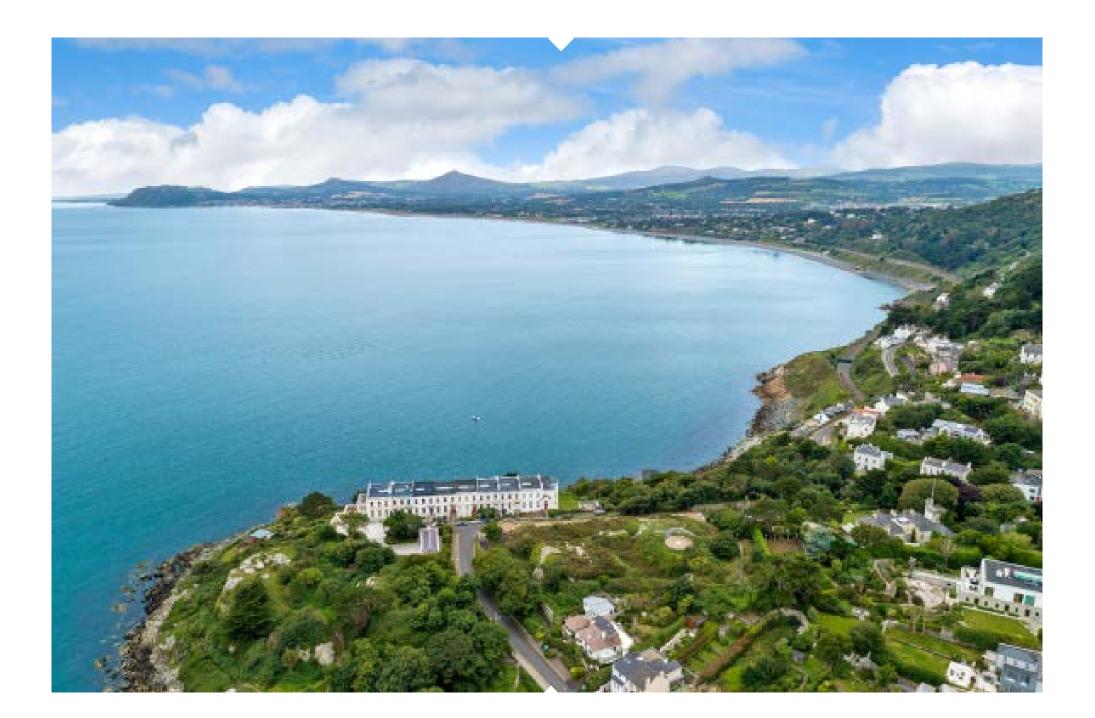
GLANNAMARA

Knight Frank

41 Coliemore Road, Dalkey, Co. Dublin

FOR SALE





PAGE 2

G L A N N A M A R A

Discreetly positioned on elevated grounds overlooking Dalkey Island, Glannamara is an exceptionally unique detached family home providing approx. 244 sq. m / 2,625 sq. ft. of well laid out living accommodation which makes the absolute most of its outstanding sea views.

Located on Coliemore Road in Dalkey, Dublin's most exclusive coastal suburb, Glannamara is situated on approx. 0.2 acres of landscaped gardens with attractive private sun terraces benefiting from an all-important southerly orientation. A notable feature of this home is the incredible principal bedroom suite with living room and kitchenette benefiting from independent access and its own private sun terrace. Glannamara is well set back from Coliemore Road, with off street parking for two cars and a garage to the front. A flight of steps ascend to the front door, an entrance porch opening into the bright and airy hallway, the muted colour scheme immediately creating a sense of calm. To the right is the principal living accommodation comprising a drawing room with a deep bay window overlooking Dillon's Park and the sea beyond. There is an attractive marble fireplace with granite surround and coal effect gas fire. Double doors provide access to a conservatory used as a dining room which in turn has access to a decked terrace, an ideal al-fresco breakfast spot, and the kitchen beyond. The fully fitted kitchen features a range of floor and wall mounted cream painted units with high quality appliances while also offering side passage access to the garden.







ACCOMMODATION



here are three double bedrooms on the ground floor, one currently in use as a dressing room and all with fitted wardrobes. A double bedroom to the front benefits from far reaching sea views and an ensuite shower room. Further ground floor accommodation includes a luxuriously appointed family bathroom and a hot press. From the hall, a spiral staircase extends to the first-floor accommodation comprising two further double bedrooms and a secondary living area providing access to a stunning terrace to the rear, designed to capture sun throughout the day whilst still providing sea views. The principal bedroom suite comprises a magnificent double bedroom en-suite, designed in such a way to maximise the sea views from bed. Upstairs there is an open plan living room and fitted kitchenette, also with sea views as well as a private terrace. Glannamara is a truly unique home which needs to be seen to be appreciated. It is presented in good decorative order throughout in a calming, Hamptons style way.



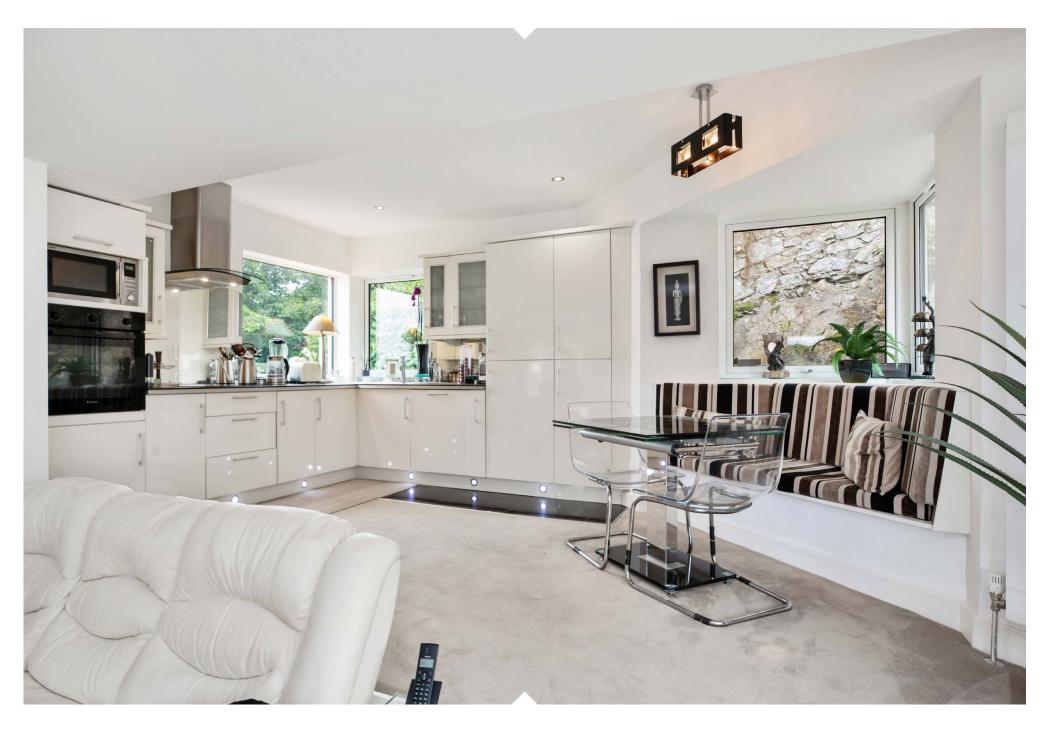


GLANNAMARA

ACCOMMODATION







GROUNDS & LOCATION

G lannamara enjoys wonderful privacy and a lovely southerly orientation to the rear. Due to its elevated position there are uninterrupted views over to Dalkey Island from most areas of the tiered garden, which is very well-maintained and laid out in a mixture of lawn, shrubbery, and patio areas.

Dalkey is one of Dublin's most exclusive coastal addresses and it is no surprise that it has become the chosen location for many of the world's pop stars, actors, authors, film producers, and racing drivers.

Glannamara is conveniently located within 10 minutes walking distance to Dalkey village where an outstanding selection of speciality shops, 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 are within close proximity to include Castle Park School, St Patrick's National School, Holy Child, Loreto Abbey Dalkey and St Joseph of Cluny. The villages of Killiney & Dalkey are well served by public transport links with Dublin Bus and the DART providing easy access to the City Centre.

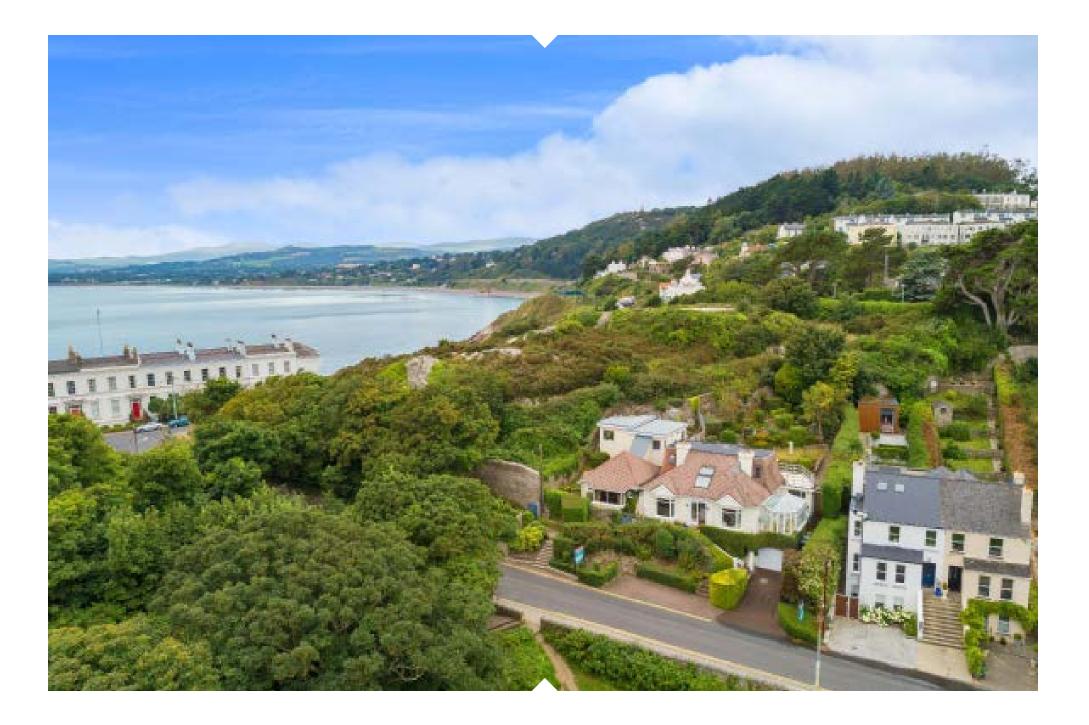


FEATURES

- Exceedingly bright interiors of c.244 sq.m (2,625 sq.ft.)
- Spacious accommodation with rooms of fine dimensions and feature high ceilings
- Extensive road frontage providing excellent off street cobble lock parking 27m x 5.70m
- Illuminated private gardens
- Sun drenched terrace and breakfast deck with stunning views of sunrise on the bay
- Double glazing Kappafloat front of house glazing
- New central heating gas fired boiler







DETAILS

BER: D1 BER Number: 111210514

Approx. Size: 244 sq. m / 2,625 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



Tara Jerman

Senior Sales Advisor ASCSI / ARICS tara.jerman@ie.knightfrank.com



Guy Craigie Director of Residential

ASCSI / ARICS guy.craigie@ie.knightfrank.com

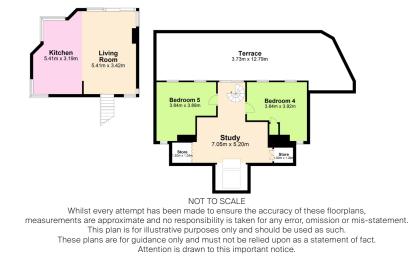
+353 1 634 2466

residential@ie.knightfrank.com

FLOOR PLANS



First Floor



Knight Frank

20-21 Upper Pembroke Street Dublin 2 Tel: +353 1 634 2466 PSRA Registration Number: 001880

🄰 🖬 🖪 🎯

Subject to Contract/ Contract Denied/ Without Prejudice

CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or give any representation or warranty whatsoever in respect of this property.

KnightFrank.ie

Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001880.