

GLANNAMARA

41 Coliemore Road, Dalkey, Co. Dublin

FOR SALE



BER D1



GLANNAMARA

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.

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.





ACCOMMODATION



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. There are three double bedrooms on the ground floor, one currently in use as a dressing room and all with fitted wardrobes. The main bedroom to the front benefits from far reaching sea views and an en-suite shower room.

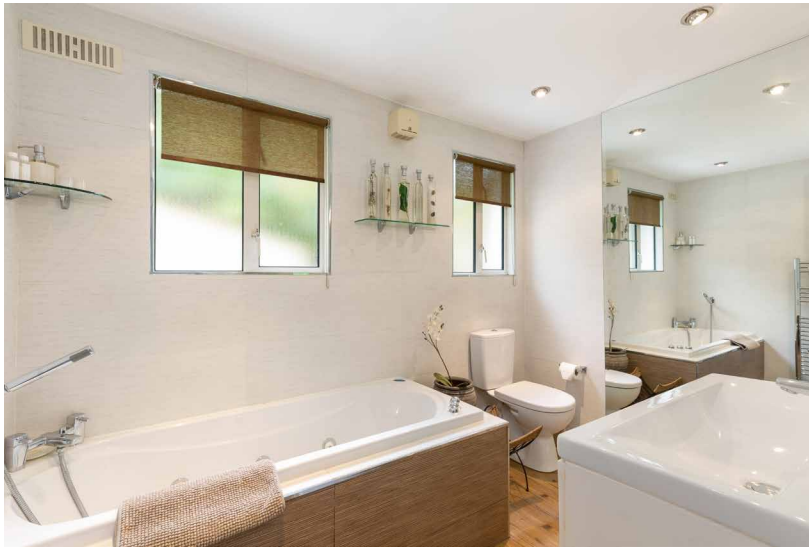
Further ground floor accommodation includes a luxuriously appointed family bathroom and a hot press. From the hall, a spiral staircase extends to the first-floor accommodation comprising two further double bedrooms and a secondary living area providing access to a stunning terrace to the rear, designed to capture sun throughout the day whilst still providing sea views.





ACCOMMODATION

The annexe can be reached externally via its own front door to the side of the house, or internally via the third bedroom / dressing room. At ground floor level it 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 kitchen, also with sea views as well as a private terrace. Additional accommodation includes a W.C. The annexe features independent heating and electricity but can be easily incorporated to the main house as required.







GROUNDS & LOCATION

Glannamara 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

- Approx. 244 sq. m (2,625 sq. ft.)
- Incredible sea views
- Secluded private gardens of approx 0.2 acres
- New central heating gas fired boiler
- Double glazing - Kappafloat front of house glazing
- Garage 4.40m x 2.80m





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



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FLOOR PLANS



NOT TO SCALE

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