

KETU

Breffni Gate, 25 Church Road, Dalkey, Co. Dublin

FOR SALE



K E T U



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The ground floor comprises of a welcoming reception hallway that sets the ambience for what lies ahead.

Off the hallway to the front of the property is a good size bathroom with ample storage, through an arched timber door, to the inner hall are the two double bedrooms and principal bedroom with shower room ensuite. A sizeable downstairs bathroom completes the accommodation on this level.

Timber staircase ascends to the first floor where the wonderful contemporary feel open plan living space is located.







ACCOMMODATION



The living/dining space has been cleverly designed with a picturesque window, a gas fire and fitted shelves retains the charm of this unique home. The tongue grooved ceiling gives this property a fitting nautical feel.

An arch leads to the generously sized separate kitchen with pine units, slate floor and timber stove, five ring hob, fitted oven and microwave.

This house offers great flexibility for any discerning purchaser who is looking for an opportunity to acquire a unique property in a picturesque village of Dalkey. It is flooded with light while giving a calm and airy atmosphere throughout.



ACCOMMODATION





GARDENS & LOCATION

To the front of the residence is the private patio area which has a low maintenance design and ideal for someone to enjoy some drinks on a warm summers evening.

There is vehicular access with wooden electric security gates providing all-important off street parking while there is also the useful patio area, that is both very private and secluded.

Church 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

- Gas fired central heating
- Off street parking
- Alarm system
- Private and secure setting
- Easy access to bus & DART services



DETAILS

BER: :D1 BER NUMBER: 114889090

Approx. Size: 103.5 sq. m. / 1,114 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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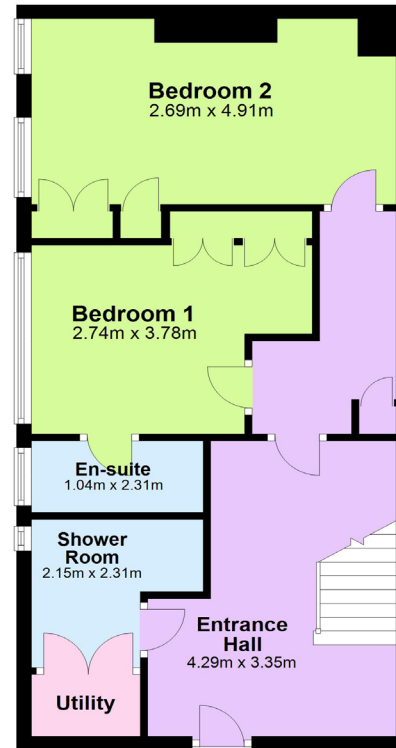
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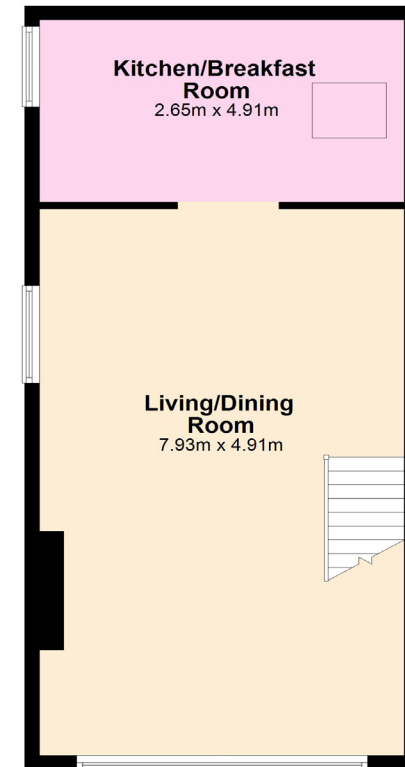
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FLOOR PLANS

Ground Floor



First Floor



NOT TO SCALE

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KnightFrank.ie

PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

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