

# 2A ARD MHUIRE PARK

*Dalkey, Co. Dublin*

**FOR SALE**





## 2A ARD MHUIRE

This contemporary detached four-bedroom custom-built residence boasts modern conveniences and exceptional craftsmanship. Located among three newly constructed homes, this detached A-rated residence spans approximately 194 sq. m/ 2,088 sq. ft and offers captivating views of Dublin Bay.

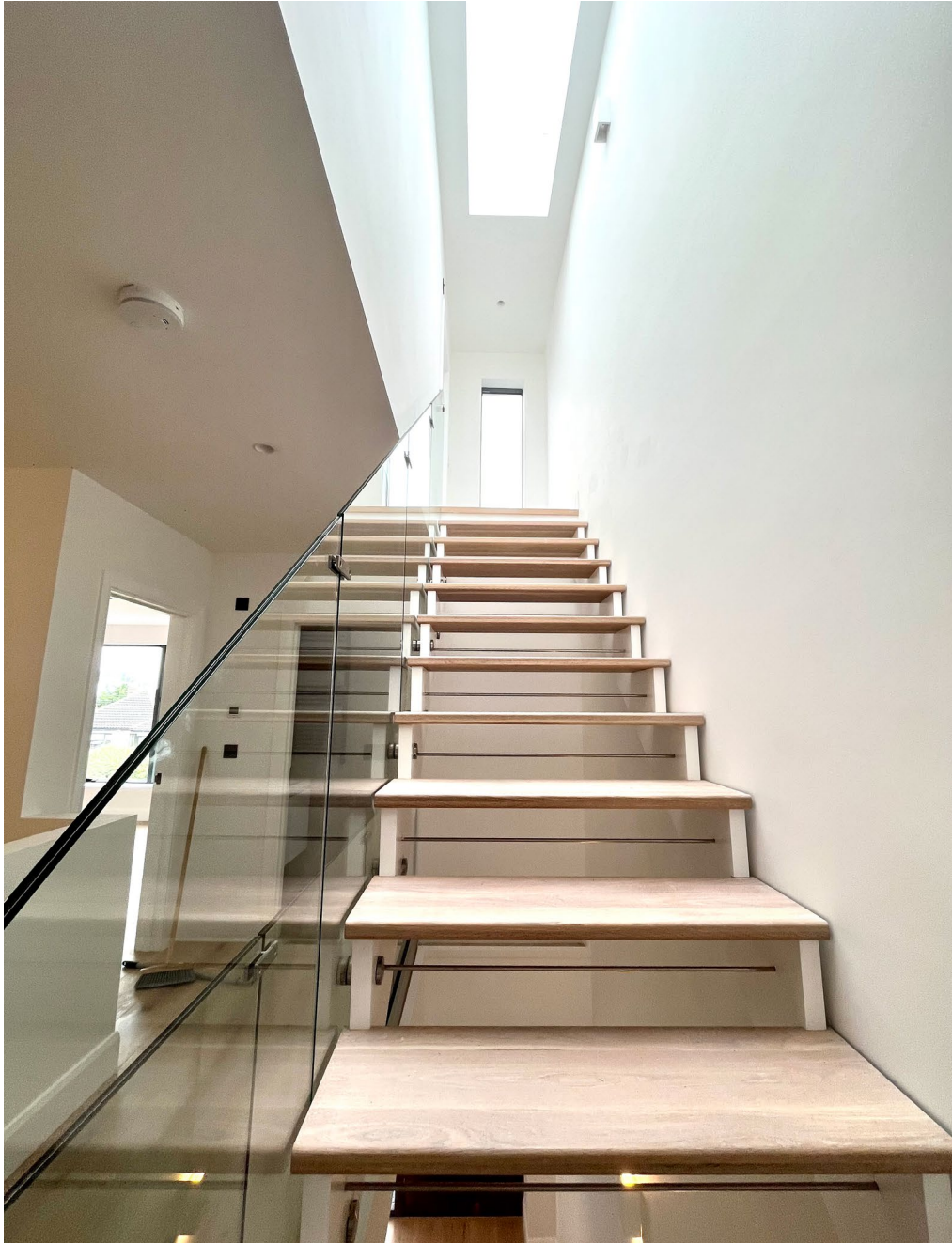
Approaching the house, a paved driveway and off-street parking for two cars, surrounded by evergreen shrubbery, provide a welcoming entrance. The ground-level entrance features a striking triple height filled with natural light, showcasing the timber floors. To the left of the hallway is the reception room, boasting a picture window overlooking the front area. Designed for both entertaining and daily life, the open-plan kitchen, dining area, and family room feature custom-designed elements.











## ACCOMMODATION

Large, glazed walls with sliding doors provide access to the rear garden, creating a seamless indoor-outdoor living experience. The kitchen boasts clean, minimalistic features, including a central island/breakfast bar with an induction hob and feature extractor fan, with stonework top areas. Integrated appliances such as a dishwasher, fridge/freezer, and oven add to the kitchen's functionality. A utility room, equipped with substantial storage, is connected to the kitchen. The open-plan nature of the ground floor layout, highlighted by custom-built windows throughout, enhances the space. A guest WC completes the accommodation on this floor.

A glass infilled frameless panel staircase leads to the first floor, where three double bedrooms, one with an ensuite, and the main bathroom can be found. Continuing to the third floor, the spectacular main suite occupies the entire level, including a walk-in dressing area with a superb range of fitted wardrobes and a well-equipped bathroom. Direct access to a balcony provides wonderful views over Dublin Bay.



# PROPERTY DETAILS



## FEATURES

- A Rated
- Private south facing garden
- Sea Views
- Bespoke staircase by Clonmore Joinery
- Bespoke Front Door by RHD Design
- 2.9m Ground Floor ceiling heights (2.7m upper floors)
- Double Glazed Alu-Clad Windows by Carlson



## SIZE

194 sq. m / 2,088 sq. ft. Approx.

## VIDEO

Click link below to view the virtual tour



## BER

BER: A2

BER No: TBC

Energy Performance Indicator: 48 kWh/m<sup>2</sup>/yr





## GARDENS & LOCATION

The rear garden is south-facing and mostly paved, featuring raised bedding. It is a private area ideal for entertaining on long summer evenings.

Ard Mhuire Park is located just a few minutes from the picturesque walkways and open spaces of Killiney Hill and 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 Golf Club and Sorrento

Park are nearby as well as beautiful beaches at White Rock, Killiney and the Vico Baths, one of the country's foremost sea swimming locations. Some of South County Dublin's most prestigious schools are within close proximity to include Castlepark School, The Harold, 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. 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.

### LOCATION MAP

Click below to view the location map for 2A Ard Mhuire Park



## VIEWING

By appointment with Knight Frank.

## CONTACT



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## 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 [click here](#) to get in touch with our team of experts.

**KnightFrank.ie**

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## FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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