



## Glannamara

41 Coliemore Road, Dalkey, Co. Dublin

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INTERNATIONAL REALTY





## Glannamara, 41 Coliemore Road, Dalkey, Co. Dublin

### Features

- Generous light filled accommodation extending to approximately 244 sq. m (2,625 sq. Ft.)
- Three separate terraces which capture the sun throughout the day.
- Stunning sea views over Dillon's Park out to Dalkey Island
- Off street parking for two cars and a garage
- On approx. 0.2 acre with 26.5m of road frontage
- Westerly facing terraced garden approx. 15m long
- Gas fired central heating
- Fitted carpets, window coverings and appliances included in the sale
- Scope to extend/renovate subject to the necessary planning permission.
- Strolling distance to Sorrento and Dillon's Park, Coliemore Harbour, Dalkey Heritage Town and DART

Glannamara is a wonderful, detached family home, located in an elevated position on Coliemore Road, offering stunning sea views out to Dalkey Island. The well-proportioned light filled accommodation extends to approximately 244sq.m. (2,626sq.ft.), the house stands on approximately 0.2 acres of landscaped gardens with three terraces benefiting from sun throughout the day.

Glannamara is well set back from Coliemore Road, with off street parking for two cars and a garage to the front. Granites steps lead up to the front door which opens into an entrance porch with a bright and airy hallway. To the right is the principal living accommodation comprising a sitting room with a deep bay window overlooking Dillon's Park and the sea beyond. Double doors open through to a conservatory which is set up as a dining room, there is access out onto a sun terrace which benefits from morning sun, an ideal al-fresco breakfast spot. The fully fitted kitchen features a Shaker style kitchen with high quality appliances while also offering side passage access to the garden.

There are three double bedrooms at this level, one currently in use as a dressing room and all with fitted wardrobes. A double bedroom to the front benefits from sea views and an en-suite shower room, a luxurious family bathroom completes the accommodation at hall level. A spiral staircase leads up to the first floor, where there are two further double bedrooms and a living area with access to a stunning south westerly wraparound terrace, which captures the sun throughout the day. 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.

Coliemore Road is situated right beside Dalkey village which is one of the most popular locations to live in South County Dublin. Everything that you need is on your doorstep including excellent restaurants, a Library, Supermarket and specialist food shops such as Robert's and Thyme Out. Glannamara is a short stroll away from Coliemore Harbour and the Vico bathing area, both of which are popular leisure spots for swimming, fishing and walking.

Dalkey and the surrounding coastline is an area of great natural beauty with scenic walks along the Vico Road and on Killiney Hill. There are excellent public transport links to include the DART, 59 & 7 bus route and the Aircoach providing a direct link with Dublin Airport. This area is very popular with young families because of the abundance of excellent primary and secondary schools in the on your doorstep.







## Accommodation

**Garage:** 2.8m x 4.4m (9'2" x 14'5") with up and over door, houses the new Gloworm gas boiler with plenty of storage and concrete floor

**Porched Entrance:** 1.6m x 1.7m (5'3" x 5'7") with glazed double doors opening in and glazed front door opening into the

**Entrance Hall:** 1.8m x 7.35m (5'11" x 24'1") with fuse board, digital security alarm panel, dado rail, ceiling coving, and to the rear louvered sliding doors open into the hot press

**Bedroom 1:** 3.85m x 4.1m (12'8" x 13'5") with bay window offering stunning sea views, a range of fitted wardrobes, ceiling coving, recessed lighting and archway into the

**En Suite Shower Room:** with timber effect floor, tiled walls, timber panelled ceiling, corner shower with Triton electric shower unit, wash hand basin, w.c. and mirrored vanity over

**Dressing Room/Bedroom 3:** 3.85m x 3.75m (12'10" x 12'4") with shelving in the corner, stainless steel sink and drainer, window out to the side, wardrobe and secret door opening into the master suite

**Drawing Room:** 3.95m x 8.4m (13' x 27'7") with double doors opening in, bay window offering stunning sea views with window seat, ceiling coving, recessed lighting, contemporary gas coal effect fire with white marble surround, glazed French doors opening out to the deck and glazed French doors opening into the conservatory

**Sun Deck:** 2.95m x 2.65m (8'8" x 8'8")

**Conservatory:** 2.88m x 4.15m (9'6" x 13'7") set up as a dining space offering stunning sea views with wainscoting to one wall and door out onto a terrace with timber decking

**Kitchen:** 3.15m x 6m (10'4" x 19'8") with squared archway opening in, timber effect floor, a range of Shaker style floor and wall units, tiled splashback, with fitted double oven, four ring gas

hob with extractor over, plumbed for Hotpoint Aquarius washer/dryer, Bosch dishwasher, stainless steel sink and drainer, Bosch larder fridge/freezer, Sharp microwave, picture window over offering lovely sea views, glazed door opening out to the back garden, panoramic picture window at the back of the kitchen looking out into the garden

**Bedroom 2:** 3.1m x 3.9m (10'2" x 12'10") dual aspect with window to the side, window to the back and fitted wardrobes

**Bathroom:** 1.9m x 2.85m (6'3" x 9'4") with Amtico floor, Jacuzzi bath, fully tiled walls, w.c., wash hand basin with vanity below, shower with Triton electric shower unit, ventilation fan, two frosted windows looking out to the rear, recessed lighting, chrome heated towel rail and large mirror

### Upstairs

**Study:** 7.05m x 5.4m (10'4" x 17'9") with timber panelled ceiling, recessed lighting, louvered eaves storage at several points, large Velux offering lovely sea views and sliding door opening out to the rear

**Bedroom 4:** 3.55m x 3.5m (11'8" x 11'6") with two windows looking out to the back, one looking out front, timber panelled ceiling and recessed lighting

**Bedroom 5:** 3.6m x 3.45m (11'10" x 11'4") with two windows looking out to the back, one to the front, timber panelled ceiling, recessed lighting and cupboard housing the lagged hot water tank

**Roof Terrace:** faces due southwest and overlooks the landscaped terraced rear garden with views up to Sorrento Park, views out to Dalkey Island and Muglins over Dillons Park

**Guest Suite:** with glazed PVC door opening in at the opposite side of the house with curved hallway and feature high window

**Downstairs W.C.:** with tiled floor, wash hand basin, w.c., small window looking out to the side, timber panelled ceiling and opening into a

**Bedroom 6/Master Bedroom:** 4.65m x 4.35m (15'3" x 14'3") with feature curved wall, box bay window offering sea views, vanity dressing table, mirrored sliderobe providing ample storage, pop out door with storage space, skylight above, pitched roof with recessed lights and timber panelling and two small windows either side of the box bay window

**Shower Room:** 5.65m x 1.4m (18'6" x 4'7") with tiled floor, partially tiled walls, wash hand basin with vanity under, w.c., mirror, chrome heated towel rail, step in power shower with monsoon head, recessed lighting, glass block feature wall and extractor fan

### Upstairs Living Accommodation

**Living/Kitchen/Dining Room:** 5.45m x 6.65m (17'11" x 21'10") open plan split level, living room with a contemporary gas log effect inset fireplace, corner window offering lovely sea views, slider opening out onto a terrace, steps up to a sleek contemporary minimalist kitchen with high gloss floor and wall units, Candi oven, Sharp microwave, four ring Schott Ceran hob, chimney stainless steel extractor over, corner window looking out to Dalkey Island, integrated Servis dishwasher, integrated larder fridge/freezer, seating booth, window, recessed lighting and pendant light over the dining table

**Timber Deck:** with seating bench, granite above, is very private with gate back into the main garden

**Outdoor Storage:** 2.55m x 2.5m (8'4" x 8'2") houses the second gas boiler with plenty of storage

## BER Information

BER: D1. BER No: 111210514

EPI: : 258 kWh/m<sup>2</sup>/yr.

## Eircode

A96 DX90



## Outside

To the front of Glannamara there is a cobble lock driveway and parking bay providing off street parking for two cars. There is a large garage with up and over door providing excellent storage, gated pedestrian access to the side leads through to the rear garden. The front gardens are beautifully landscaped and planted with steps leading up to the hall door. The house stands on approximately 0.2 acre with 26.5m of road frontage and three separate sun terraces. The rear garden is a particular feature of the house as it faces west, measures approx. 15m in length, is terraced and surrounded by old granite walls with superb sea views from the elevated standpoint.





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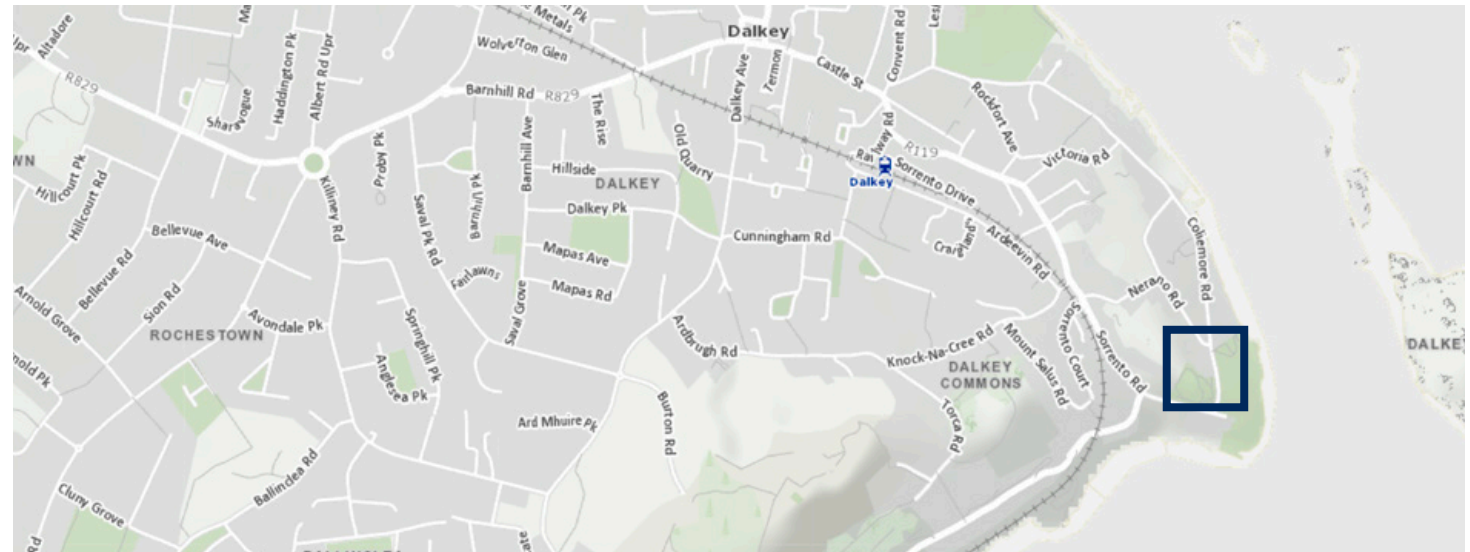
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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