



Cassini

Sorrento Heights, Dalkey, Co. Dublin,



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Features

- Highly regarded prestigious residential address
- Breathtaking unhindered views of Killiney Bay, Dalkey Island, Bray Head and The Sugarloaf
- Sliding electric gate providing off street parking for two cars
- Underfloor gas fired central heating throughout
- Engineered walnut floors
- A short stroll from the conveniences and amenities in Dalkey Town Centre & DART
- Surrounded by excellent schools, recreation and leisure facilities
- Close to the tranquil scenic walks by the seafront and over Dalkey/Killiney hills
- Contemporary modern concrete construction
- Wonderful layout and design ideal for entertaining
- Elevated position ensuring complete privacy and seclusion
- Suntrap west facing courtyard patio
- Alu-clad double glazed windows and doors
- Floor area approximately 283.75 sq.m (3,054 sq.ft)
- Private steps directly down to Vico Road
- Private completed secluded lawned rear garden
- Overall site area approaching 0.2 acre (0.08 Ha)
- Cassini - <https://planning.agileapplications.ie/dunlaoghaire/application-details/32298>
- La Scala - <https://planning.agileapplications.ie/dunlaoghaire/application-details/84484>





An unrivalled opportunity to acquire an outstanding detached contemporary family home of style and distinction availing of stunning, unparalleled sea views over Killiney Bay taking in Sorrento Terrace, Dalkey Island and Bray Head and just a short stroll from the wonderful facilities and excellent amenities in Dalkey Town Centre. This truly outstanding modern home that extends to approximately 283.75 sq.m (3,054 sq.ft) over three levels offers wonderfully bright generously proportioned accommodation in exceptional decorative order inviting the purchasers to literally walk in and hang their coats. The property was constructed c. 2005 under the guidance of Edward N. Smith & Kennedy Architect where no expense was spared now providing the ultimate in modern family living. The attention to details and calibre of finish rarely if ever graces the market. Every conceivable modern convenience has been incorporated ensuring the new owners will enjoy the comforts of contemporary living. The quality of finish, the sense of flair and style in this home must be seen to be really appreciated. The strategically positioned floor to ceiling windows and terraces allow natural light to flow through this property whilst providing optimal sea views.

The property is approached via a sliding tall electric gate providing off street parking for two cars. There is also a key coded pedestrian gate. Steps lead down to a courtyard entrance which is a complete suntrap benefitting from the south and west facing orientation. Ceiling to floor Concertina windows fold away opening to the stunning dining area with a backdrop of Killiney Bay connecting outside with inside. This in turn opens to a playroom/home office with comms room. Stairs access the stunning sitting room with a vaulted ceiling and walls of ceiling to floor glass showing off the breathtaking seascape and landscape. There is a superbly proportioned kitchen/breakfast room which is very well fitted and comes top of the range integrated appliances. There is a separate pantry, an enclosed cloakroom lobby with deep downstairs storage as well as a generous guest w.c. From the kitchen a door opens out to a feature 'al fresco' dining area boasting stunning sea views.

From the dining area stairs lead up to the master suite which comprises a generous double bedroom with breathtaking views over Dalkey Island from one side and Killiney Bay, Killiney Beach, Bray Head and the Sugarloaf from the other. Next is an excellent walk-in wardrobe with plenty of hanging and storage space finished in walnut. This in turn leads into the en suite bathroom complete with large bath set into a natural stone tiled surround and a wet shower.

At the lower level there is a utility area with sliding walnut door and two similarly sized double bedrooms that share a family bathroom. Arced stairs lead down to a guest bedroom which has double folding French doors opening out to the rear garden. An en suite shower room completes the accommodation at this level.

To the side of the courtyard steps lead down to the side and rear garden which is lawned walled and hedged. Steps lead up to the 'al fresco' dining area. There is a garden store and a plant room that houses the gas boiler, water cylinder and underfloor heating manifolds. There is a door to the rear

of the garden below the high laurel hedging that gives private access down to Vico Road.

The location of this superb home needs little introduction being perched just above Dalkey Town which boasts many superb restaurants and shops. It is within a short walk to Dalkey Town Centre and DART and the Vico Road. Blackrock and Dun Laoghaire with their major shopping centres are just slightly further afield. There are also a number of excellent primary and secondary schools and public transport routes nearby as well as superb sporting and recreational amenities in the immediate area including golf and tennis clubs, the leisure centre at Fitzpatrick's Castle with swimming pool as well as wonderful tranquil scenic walks along the Vico Road and over Dalkey and Killiney hills. The four yacht clubs and extensive marina at Dun Laoghaire Harbour with its two piers will be of major interest to the marine and sailing enthusiast. There is easy access to the N11 and M50 making commuting to and from the city centre and nationwide very simple. The local Aircoach also services the airport hourly.





Accommodation

Lobby Entrance: 1.3m x 2.25m (4'3" x 7'5") with solid wood multi-paned double-glazed door opening in and opens through to the

Dining Area: 7.45m x 4.4m (24'5" x 14'5") with specially engineered walnut timber floor, concertina doors that fold completely out on themselves opening out to the courtyard, recessed brushed chrome downlighting, a truly spectacular view out to sea, stairwell leading to the master suite and steps leading down to the kitchen/breakfast room

Home Office: 2.95m x 6.85m (9'8" x 22'6") with matching floor, folding concertina doors, brushed chrome recessed lighting and door to

Comms Room: 1.5m x 2.1m (4'11" x 6'11") with CCTV, fuse board, intercom and alarm

Sitting Room: 6.2m x 6.4m (20'4" x 21') with steps leading down to the sitting room with ceiling to floor double glazed panels looking directly out over Killiney Bay with Bray Head, the Sugar Loaf, Sorrento Terrace and Dalkey Island in the background, solid walnut engineered floor with underfloor heating, tall glazed solid fuel burning stove and vaulted ceiling with recessed lighting

Kitchen/Breakfast Room: 5.3m x 5.5m (17'5" x 18'1") with large 60 x 60 natural stone tiled floor, cream gloss cupboards and drawers with natural stone worktop, one and a half bowl sink unit, one with Insinkerator, Miele integrated dishwasher, Gaggenau extractor fan, Gaggenau five ring induction hob, twin Gaggenau fitted oven, larder fridge, brushed chrome recessed lighting, wall lights, television point, double glazed sliding patio door leading out to the external dining area with stunning views

Pantry: 1.55m x 2.8m (5'1" x 9'2") with Belling stainless steel microwave, digital heating controls, fitted shelving, cream gloss

press units and drawers, and natural stone top

Cloakroom Lobby: with solid glazed walnut door opening in, and double folding solid walnut doors opening to cloak hanging area and understairs storage

Guest W.C.: with guest w.c., wash hand basin set into timber top, slate panelling on one wall with mirror, tiled floor, heated chrome towel rail, recessed lighting and extractor fan

Al Fresco Dining Area: accessed off the kitchen with stunning sea views

Master Bedroom Suite: 5.95m x 3.5m (19'6" x 11'6") with solid engineered walnut floor with underfloor heating, spectacular view over Killiney Bay, Killiney Beach, Sugar Loaf, Bray Head, Dalkey Island and Sorrento Terrace, recessed lighting and opening into the

Dressing Room: 3.5m x 2.9m (11'6" x 9'6") with solid walnut built in cupboards, clothes hanging areas, display cabinets, box shelving, large skylight and door to

En Suite Bathroom: 2.1m x 3.5m (6'11" x 11'6") with large bath set into natural stone, Duravit cylindrical wash hand basin set into natural stone with glazed storage under, wall mounted w.c., chrome heated towel rail, step in tiled power shower with monsoon head and auxiliary hose, recessed lighting, extractor and fitted mirror

Lower Level Hallway: 8.4m x 2.95m (27'7" x 9'8") with natural stone steps leading down from the sitting room, engineered maple floor, Arc stairwell down to Bedroom 3 and sliding walnut door opening to

Utility Room: with Miele washing machine & Miele tumble dryer, tiled floor, natural stone worktop and fitted shelving

Bedroom 2: 2.65m x 3.15m (8'8" x 10'4") with box shelving, and a range of built in wardrobes with cupboards under

Bedroom 3: 3.3m x 4.5m (10'10" x 14'9") with tall mirror, box shelving, a range of built in wardrobes with display cabinets, cupboards and drawers

Bathroom: with bath with tiled surround and Grohe power shower over, extractor, w.c., wash hand basin set into natural stone tiling, fitted mirror, recessed lighting and chrome heated towel rail

Bedroom 4: 5.9m x 3.2m (19'4" x 10'6") with engineered maple floor for underfloor heating, a range of built in wardrobes with frosted glazing, drawers matching, box shelving, double glazed double folding patio door leading out to the garden, and door to

En Suite Shower Room: with step in tiled Grohe power shower, fitted shelving, cylindrical Duravit wash hand basin set into stone tiles with fitted mirror over, tiled floor, wall mounted w.c. and chrome heated towel rail

Outside: To the front a sliding electric gate open to off street for two cars. To the side of the suntrap west facing courtyard patio steps lead down to the side and rear garden which is lawned walled and hedged. Steps lead up to the 'al fresco' dining area. There is a garden store and a plant room that houses the gas boiler, water cylinder and underfloor heating manifolds. There is a door to the rear of the garden below the high laurel hedging that gives private access down to Vico Road.

BER Information

BER: C1. BER No: 100273713.

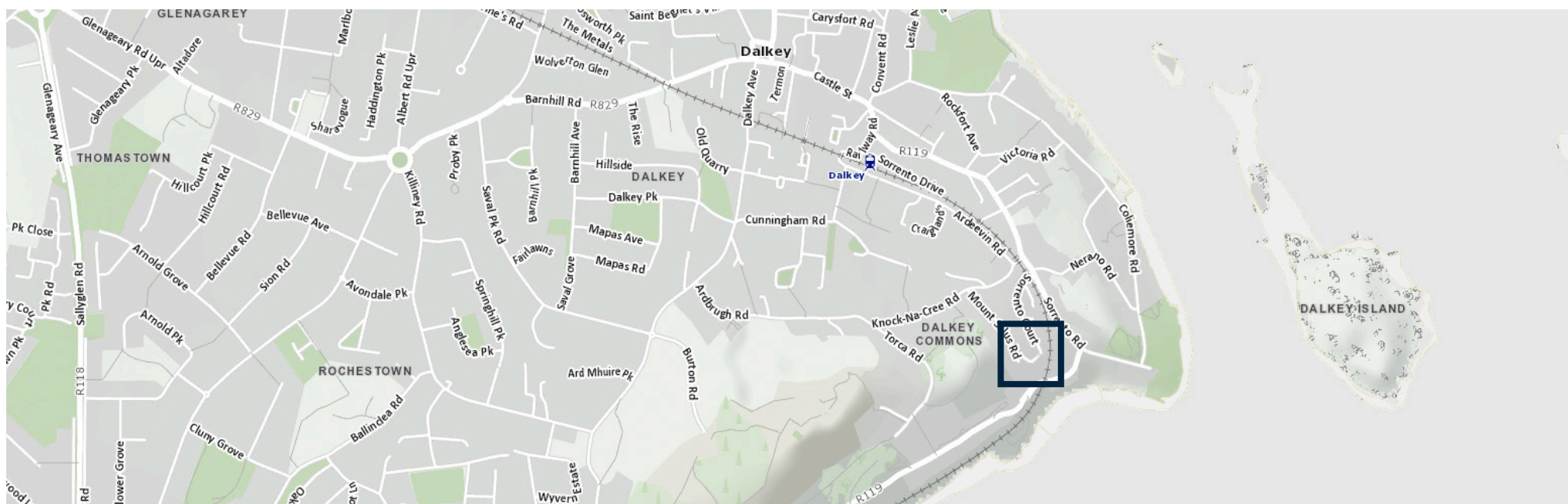
EPI: 167.89 kWh/m²/yr.

Eircode

A96 H263







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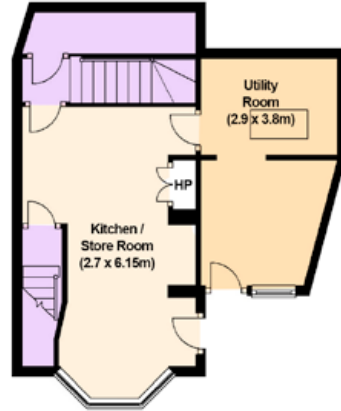


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FLOOR PLANS Not to scale - for identification purpose only.

LA SCALA

Ground Floor



Hall Floor



First Floor

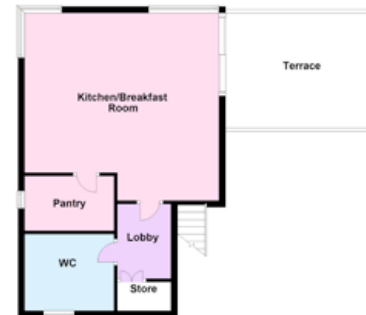


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Ground Floor



First Floor



Second Floor



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