

BER EXEMPT



## Verona

68 Ulverton Road, Dalkey, Co Dublin

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INTERNATIONAL REALTY



## Verona, 68 Ulverton Road, Dalkey, Co Dublin

### Features

- Floor area of approximately 139sq.m (1,496sq.ft)
- Gas fired central heating system
- Off street car parking
- Large rear garden of approximately 25m (85ft)
- Off street car parking and garage to the rear
- Only a short walk to Dalkey Town and seafront
- A wide selection of excellent schools and amenities close by
- Excellent transport routes with a regular bus service and DART close by
- Highly regarded location

Verona is a unique detached residence located on Ulverton Road occupying a wonderful position being only a short stroll from the superb conveniences available in Dalkey Town.

Designed and built by Mr John O'Gorman in 1948, this stunning property boasts an elevated position with breathtaking sea views from the upper floors. A true gem exuding an abundance of character and offering well laid out accommodation over three floors briefly comprising of an entrance hall incorporating a cloakroom/storage cupboard, a living room and the first of the four bedrooms at the hall level, three further bedrooms and a bathroom are positioned at the first floor level and a sitting room, kitchen, pantry, bathroom/utility room and two storerooms complete the living space at the garden level. The large lawned rear garden complete with a garage for off street parking and additional car parking space on the private lane adds to the charm of this exceptional home. There is enormous potential to further enhance Verona as it offers the discerning purchaser the opportunity to design and renovate it to their own style and flair, subject to planning permission.

The surrounding area of Verona has excellent transport links with the 59/111 bus's passing by the front door along Ulverton Road with Dalkey DART Station at the top of the town and the Aircoach bus stop being a few minutes' walk away on Hyde Road. There is a wide selection of primary and secondary schools with Castle Park, Harold Boys National School and Loreto Abbey Dalkey to mention a few, close by. Wonderful recreational and leisure facilities surround the property such as the pleasant walks over Killiney and Dalkey Hills, and by the seafront taking in both Bullock and Coliemore Harbours. Dalkey United and Cuala playing field is located on Hyde Road and along with tennis clubs and golf clubs. Dalkey also enjoys a wonderful busy ambiance and has a wide selection of cafes, delicatessens, local and boutique shops, as well as many pubs and some of the finest restaurants in South County Dublin.

Dalkey Town ensures easy access to a wealth of amenities and facilities from top notch restaurants to boutique shops, pubs, cafes, excellent schools and convenient public transport options. The residents of Verona can enjoy the best of South County Dublin right on their doorstep.





## Accommodation

**Entrance Hall:** 4.2m x 1.45m (13'9" x 4'9") with a Dumbwaiter and shelved linen cupboard

**Living Room:** 5.8m x 3.3m (19' x 10'10") with timber floor, open fireplace with Art Deco marble surround and inset and tiled hearth

**Bedroom 1:** 2.4m x 3.45m (7'10" x 11'4")

**Cloakroom/Storage Cupboard:** 1.4m x 1.8m (4'7" x 5'11") with fuse board

### Garden Level

**Hall:** 1.7m x 4.9m (5'7" x 16'1") with door to the front and steps down to the inner lobby

**Shower/Utility Room:** 2.7m x 3.45m (8'10" x 11'4") with step in shower, Belfast sink, plumbed for washing machine, and two under steps storage cupboards

**Store Room 1:** 2.7m x 1m (8'10" x 3'3")

**Store Room 2:** 3m x 2.45m (9'10" x 8')

**Guest W.C.:** 0.75m x 1.5m (2'6" x 4'11")

### Inner Lobby

**Sitting Room:** 4.1m x 3.3m (13'5" x 10'10") with open fireplace with Art Deco tiled mantle, surround and hearth, and fitted cupboards

**Kitchen:** 2.45m x 3.45m (8' x 11'4") with a range of fitted cupboards, sink unit, work surfaces, tiled splashbacks, provision for electric cooker, door to the rear garden and with a

**Pantry:** 1.45m x 1.8m (4'9" x 5'11")

### First Floor Level

#### Landing

**Bedroom 2:** 2.1m x 3.3m (6'11" x 10'10") to the front

**Bedroom 3:** 3.7m x 3.3m (12'2" x 10'10") to the rear with a range of fitted wardrobes

**Bedroom 4:** 2.15m x 2.85m (7'1" x 9'4")

**Bathroom:** 1.8m x 1.9m (5'11" x 6'3") with bath with w.c., wash hand basin and partially tiled walls

## BER Information

BER:Exempt

## Eircode

A96 V382



## Outside

There is tiered garden to the rear of approximately 25m (85ft) laid out mainly in lawn abundant with beautiful flowers and shrubs bordered by well-defined boundaries. The garage to the end of the rear garden of approximately 4.85m x 4m (15'11" x 13'1") benefits from vehicular access to the lane to the rear with one parking space on the lane. A flagstone path connects the rear garden to the front where there is a courtyard area and steps leading to the front entrance with vehicular gates onto Ulverton Road.



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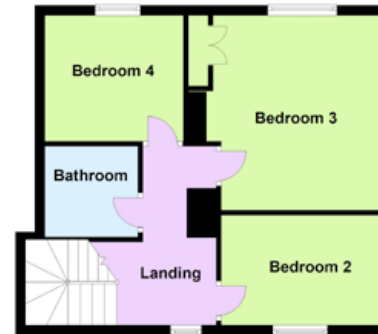
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FLOOR PLANS Not to scale - for identification purpose only.

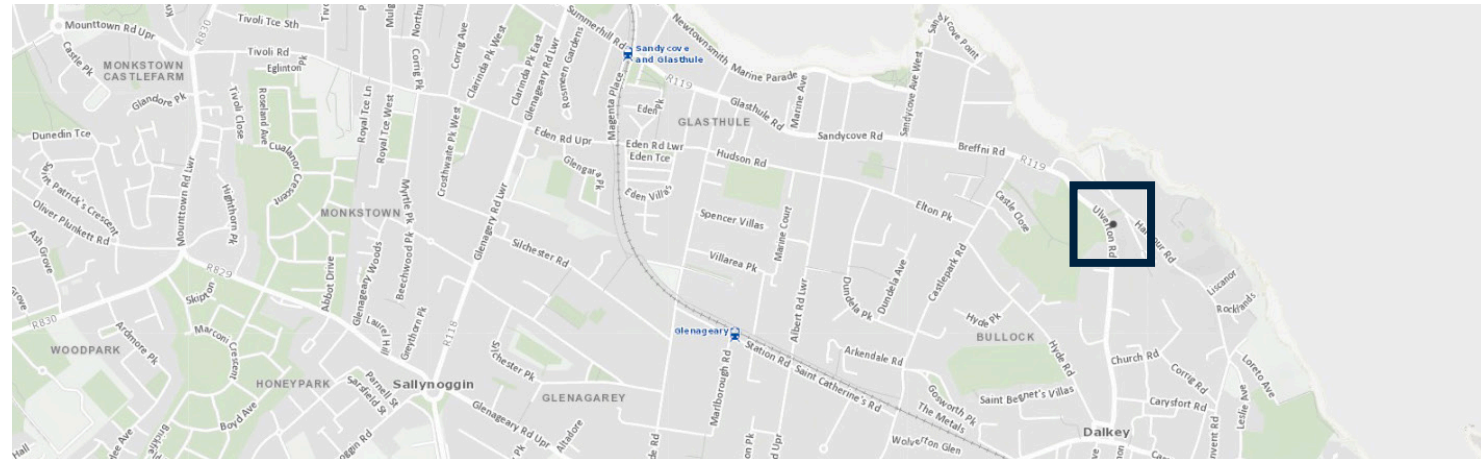
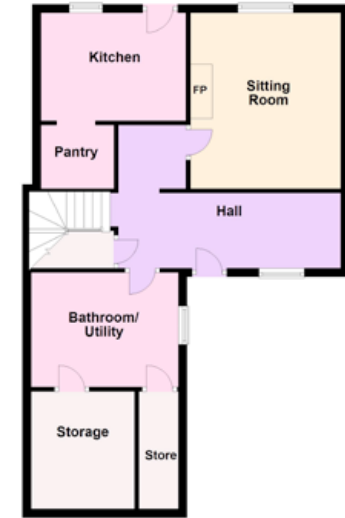
Ground Floor



First Floor



Basement



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