

RedanCliff

Endless Sea Views

Ardbrough Road, Dalkey is a spectacular place to live. Your home at Redan Cliff is perched on the edge of Killiney Hill Park, benefiting from stunning sea views all around.

Dalkey itself is nestled on the coast between Dún Laoghaire and Killiney. It is one of the jewels of Dublin Bay and among the most coveted addresses in the country.

The village is full of reminders of an interesting history, with a church dating back over 1,000 years and Norman castles still standing strong.

Nowadays, this area is full of understated elegance, where residents appreciate the best things in life.



Exterior (artistic impression)

1

The Redan Cliff Lifestyle







Dalkey

Living in Dalkey gives you and your family so many opportunities. It links you to a rich and storied past. Breathtaking nature is a part of daily life. Your new community is tight knit, with a thriving cultural scene.

Take a morning dip in the Vico Baths, enjoy evening strolls on Killiney Hill and sail out to see the dolphins of Dalkey Island. All within easy walking distance of your home.

Dalkey Village is also a short stroll away. Stop by specialist food shops for the freshest fruit and veg, grab a cup of coffee in an artisan cafe or spend a lazy Sunday in one of the famous local pubs.



- 1. Dalkey coast line
- 2. The Metals Dún Laoghaire
- 3. Dalkey village
- 4. De Ville's Restaurant
- 5. Fallon & Byrne
- 6. Finnegan's



7



9



8



10



12

- 7. Vico Road
- 8. Dalkey Castle & Heritage Centre
- 9. Dillon's Park
- 10. 1909 Restaurant & Wine Bar
- 11. Supervalu
- 12. Country Bake

2

Journey



Commute from your Hillside Retreat

Dalkey Area



Work

[Cherrywood Business Park](#)
13 minute drive

[Sandyford Office Park](#)
16 minute drive

Study

[Castle Park School](#)
4 minute drive

[Loreto Abbey Dalkey](#)
10 minute cycle

[IADT Dún Laoghaire](#)
14 minute cycle

Shop

[SuperValu Dalkey](#)
12 minute walk

[Cornelscourt](#)
12 minute drive

[Carrickmines](#)
15 minute drive

Timeout

[Killiney Hill Park](#)
1 minute walk

[Pavillion Theatre](#)
7 minute Dart trip

[Powerscourt House & Gardens](#)
20 minute drive

The dart station at Dalkey is just minutes walk away with a regular service to Dublin city centre or South to Greystones. Grand Canal Dock is just 24 minutes away.

There are regular bus's linking the village with the city centre and Dun Laoghaire. The Aircoach also runs a frequent service to Dublin airport.

Access to the M50 at Cherrywood is just 9 minutes away providing a gateway to both the north and South of the country.

3

House One

1,238 sq.ft/115 sq.m





Kitchen (artistic impression)



Living room (artistic impression)



Bedroom (artistic impression)



Bedroom (artistic impression)



Kitchen (artistic impression)



Bathroom (artistic impression)

4

House Two & Three

1,518 sq.ft/141 sq.m





Lounge area (artistic impression)



Lounge area (artistic impression)



Kitchen (artistic impression)



Living room (artistic impression)



Bedroom (artistic impression)



Bedroom (artistic impression)



Kitchen (artistic impression)



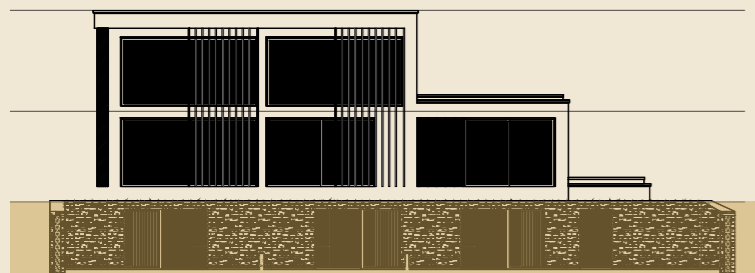
Bathroom (artistic impression)

5

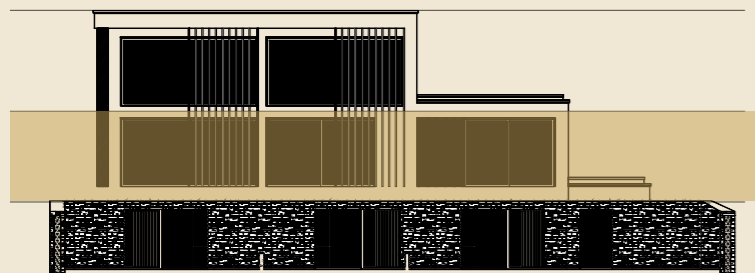
Floor Plans



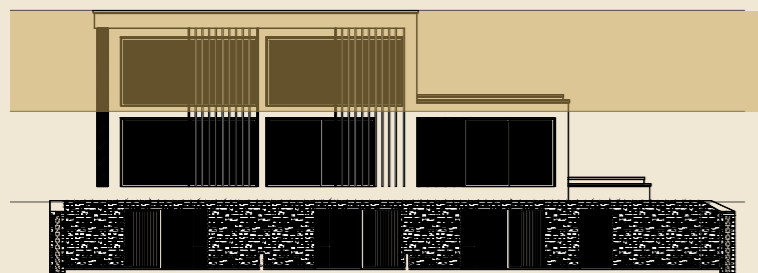
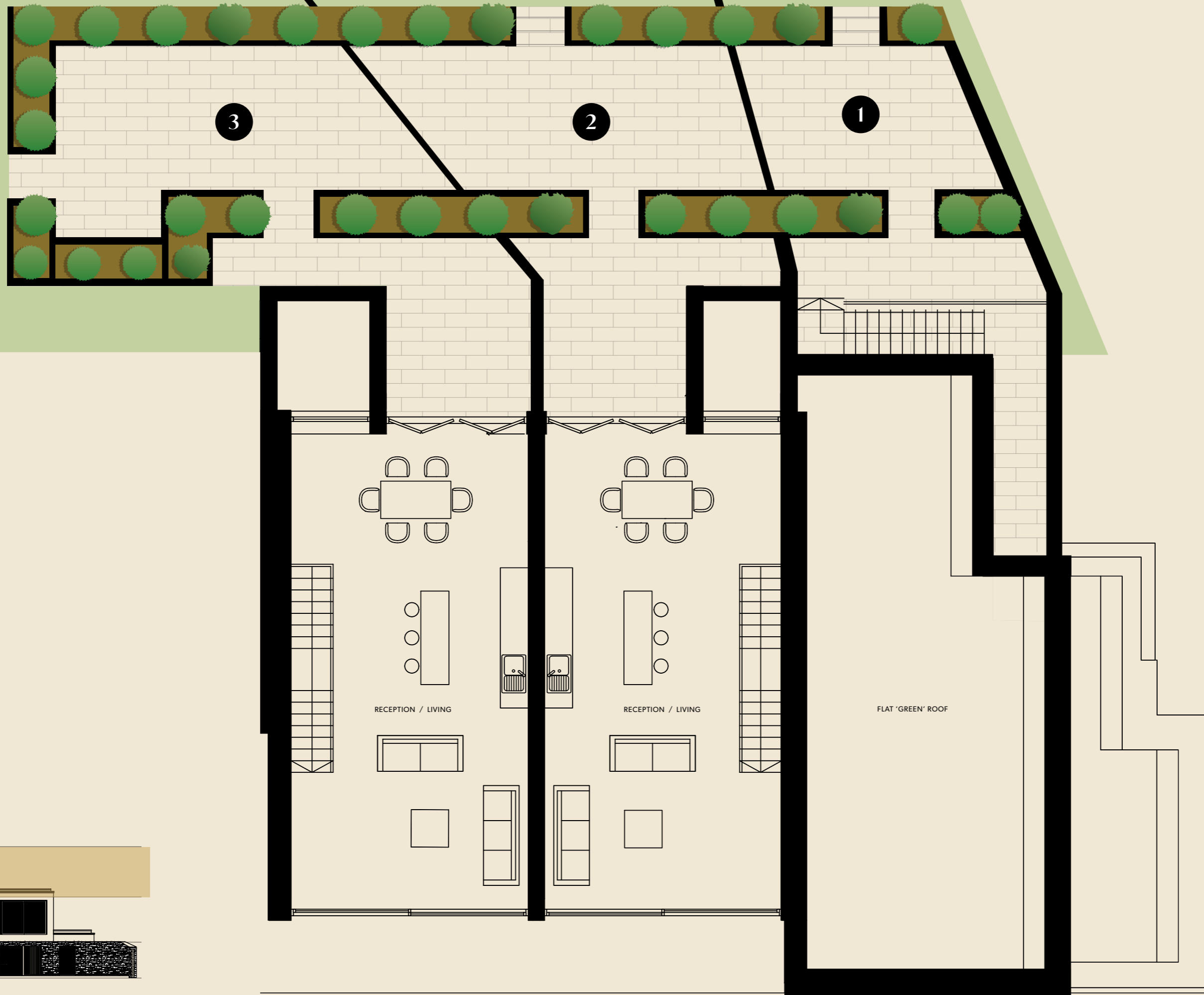
Ground floor plan



First floor plan



Second Floor plan



Specification

External Finishes

- Houses faced with natural cut granite at ground level, acrylic finished render on the upper levels.
- Architecturally designed fins and zinc effect metal cladding.
- External glazed panels and stainless steel banisters.
- Contemporary railings and fences.
- Well lit paved driveways and terraces.
- Vehicle and pedestrian contemporary powder coated gates.

Internal Finishes

- Contemporary frameless glass balustrade with solid timber handrail.
- Oak clad stairs.
- All walls skimmed and painted throughout in a neutral colour.

Doors / Ironmongery

- Contemporary solid core doors with frame detail.
- Matt black powder coated handles.

Kitchen

- Kitchens fitted by Enigma design.
- Hand painted doors with 30mm white Carrara quartz counters.
- Mosaic tiled island surround.
- High end electrical appliances.

Bathrooms

- High end sanitaryware by Halo tiles.
- Bathroom joinery by Enigma design.
- Porcelain tiles and regency white stone vanity tops.
- Quality black sanitaryware fittings.

Wardrobes

- Supplied and fitted by Enigma Design.
- Oak veneer with black metal handles in guest bedroom, flat panel with rattan insert detail and brass knobs in masterbedroom.
- High quality ironmongery and internal fittings.
- Integrated lighting.

Windows

- Triple glazed alu-clad windows and bi fold doors to terrace by Munster Joinery.
- Timber engineered main entrance door.
- Bespoke sliding door off living space by Internorm.

Heating & Electrical

- Each dwelling is fitted with a high efficiency Air to water Nibe heat pump.
- Underfloor heating throughout.
- Zone temperature control is provided to all rooms.
- Demand control ventilation (DCV) is provided in all homes.
- Fully installed fires detection and alarm system through with battery back up.
- Chrome sockets and light switches with USB ports in selected key areas.
- All electrical power is derived from the Consumer unit in the utility room.
- Lighting design and layout by decorative lighting designer.
- Flexible AV design provided throughout the dwelling.
- Pre-wired for Eir broadband providers.
- High quality minimalist architectural LED fittings.
- Structured cable infrastructure installed throughout vis central location, allowing for future flexibility.

Parking

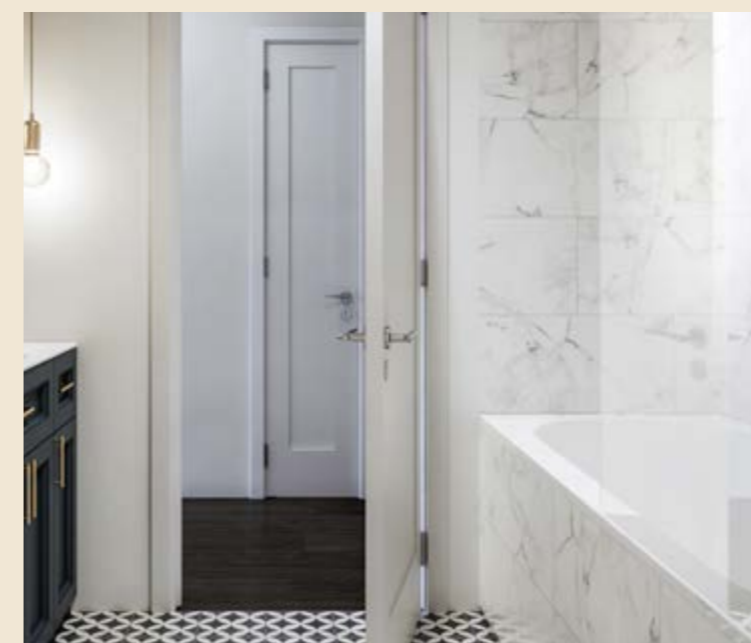
- Each house has one private car park in front drive.

Garden

- Stunning garden/ terrace layouts by Willow garden design.
- Patios finished with charcoal porcelain and surrounded by Ballylusk gravel.
- Raised planters and strategic lighting provided.
- Carefully considered planting selected to include Lavandula munstead (lavender), Buxus balls and Agapanthus Big blue.

Guarantee

- 10 year Global Home Warranties guarantee.



Discover More About Redan Cliff

Agent



Email
newhomes@lisney.com

Call
+353 1 638 2700

A development by

TORCA
HOMES



redancliff.com



TORCA
HOMES