



## Villa Milano

Vico Road, Dalkey, Co. Dublin

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INTERNATIONAL REALTY



## Villa Milano, Vico Road, Dalkey, Co. Dublin

### Features

- Stunning detached home occupying a private elevated setting overlooking Vico Road
- Covered carport with parking for two cars
- Secure electric gate, intercom system and alarm
- Large private south facing terrace enjoying breath taking views over Killiney Bay, Sorrento Terrace and Bray Head
- Renovated and remodelled throughout C. 2010 to exacting standards under the guidance of POCA
- Light filled accommodation extending to approximately 267 sq.m / 2,873 sq.ft
- Bulthaup Kitchen, Miele appliances and bespoke cabinetry
- Stunning sea views from the sitting room and bedrooms
- Two elevated sun terraces
- B3 Energy Rating
- Gas fired central heating with underfloor heating on the ground floor
- Low maintenance terraced garden to the rear
- Fitted carpets, window coverings and appliances included in the sale
- A short walk to Dalkey Heritage Town
- Wonderful amenities on your doorstep including The Vico Bathing Spot, Coliemore Harbour, Killiney Hill and Beach
- Excellent schools nearby including Holy Child, Loreto Dalkey, Castle Park, Rathdown
- Well served by public transport links

Villa Milano is a spectacular detached home of style and distinction occupying an elevated position overlooking the most breathtaking vistas of Sorrento Terrace, Dalkey Island, Killiney Bay, Bray Head and The Sugarloaf. This stunning property benefits from off street parking for two cars under the shelter of a spacious carport. Steps lead up to the entrance to the property which opens to a large private granite paved terrace that is a complete suntrap benefitting from a southerly orientation.

This is an instantly appealing family home offering wonderfully bright, generously proportioned accommodation of approximately 267 sqm (2,875 sqft). Villa Milano is presented in exceptional decorative order throughout inviting potential purchasers to literally walk in and hang up their coats. Nothing has been left to chance, this magnificent home has been creatively designed under the guidance of POCA (Paul O'Callaghan Architects) and renovated to provide the ultimate in modern living, with superb attention to detail and this calibre of finish rarely, if ever, graces the market.

Briefly the accommodation comprises an entrance lobby leading into the reception hall with cloak hanging storage and guest facilities. A glazed door leads into the stunning kitchen/breakfast room with a solid oak herringbone floor and a top of the range Bulthaup kitchen with Carrera marble worktop and integrated Miele appliances. Next a utility room houses the water cylinder, gas boiler and fuse board along with the washing facilities and door to the rear. The TV Room is a lovely cosy space with feature Faber glazed gas stove, built-in storage, and a vaulted ceiling.

The main Sitting Room spans the entire width of the front of the house and is a stunning room with two large picture windows offering breathtaking views, looking straight out over Killiney Bay, Sorrento Terrace, Dalkey Bray Head and The Sugarloaf. This room has been very tastefully decorated, clad in a rich Cherrywood with bespoke storage. There is wide plank solid oak flooring and a stunning marble fireplace with a gas fired stove. A door opens out to an enclosed dining area ideal for 'al fresco' dining, taking in the beautiful views with an electric awning above

Upstairs there are two well-proportioned double bedrooms each with access to a private balcony, they share a very well-appointed bathroom. The master suite is positioned to the front of the property and enjoys a stunning panoramic tri-aspect vista, off this there is a dressing room and an en suite completes the accommodation at this level.

Dalkey, with its nautical and literary history, has managed to strike exactly the right balance, being largely unchanged and unspoilt by tourism yet offering everything that visitors and locals require. Vico Road is one of the most scenic locations to live in Dalkey with an abundance of natural beauty on its doorstep. Dalkey Heritage Town offers a great array of services and shops to include: a Library, Supermarket, and specialist food shops such as Robert's and Thyme Out. Villa Milano is directly opposite the Vico Bathing area which is a popular leisure spot for swimming. 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 including Holy Child Killiney, Castle Park School, Loreto Abbey Dalkey, Rathdown Co-Ed, Willow Park, Blackrock College, St. Andrew's and St. Michael's.









## Accommodation

**Reception Lobby** 2.9m x 1.6m (9'6" x 5'3") with herringbone solid oak floor, porthole window in the front door, plantation shutters, digital security alarm panel, LED recessed lighting and glazed double glazed door opening into the

**Reception Hall** 5m x 2m (16'5" x 6'7" to include the stairwell), with herringbone solid oak floor, painted wainscoting with cherrywood trim, understairs enclosed radiators, shelving, LED recessed lighting and underfloor heating controls

**Inner Lobby** 2.5m x 1m (8'2" x 3'3") with book shelving and cloak's cupboard

**Guest W.C.** 1.6m x 1.5m (5'3" x 4'11") with tiled floor, Duravit w.c., wash hand basin, partially tiled walls, power shower, window to the rear, fitted mirror and LED lighting

**Kitchen/Breakfast Area** 5.4m x 5.5m (17'9" x 18'1") with glazed cherrywood door opening in, oak herringbone floor, underfloor heating, video intercom, contemporary Bulthaup kitchen, the island with Carrera marble top, Miele five ring gas hob, stainless steel chimney extractor, integrated Miele appliances including: a fan oven, microwave, dishwasher, larder fridge, one and a half bowl sink unit, teak framed window overlooking the rear, two copper pendant lights, inset teak timber panelling to the ceiling, speaker system,, LED recessed lighting, bespoke banquette corner seat with tan leather upholstery and glazed door opening to the

**Utility Room** 3.15m x 1.65m (10'4" x 5'5") with tiled floor, wine fridge, Liebherr larder freezer, Siemens washing machine, Samsung tumble dryer, Climote heating and water controls, Sheila Maid, ventilated shelving, fuse board, Baxi gas fired central heating boiler, door opening out to the rear with opaque porthole window

**Living Room** 11.2m x 5.4m (36'9" x 17'9") with glazed folding doors opening in from the kitchen, wide engineered oak floor with

underfloor heating, bespoke cherrywood shelving and display niches, marble fireplace with gas fire, twin picture windows overlooking the front taking in the stunning views over Sorrento Terrace, Killiney Bay, The Sugar Loaf and Bray Head, controls for the electric patio awning, LED recessed lighting with speaker system, and door opening out to an enclosed seating area

### Upstairs

**Landing** 2m x 4.7m (6'7" x 15'5") with video intercom, glazed door opening out to the balcony and LED recessed lighting

**Master Bedroom** 5.5m x 4.2m (18'1" x 13'9") with twin picture windows offering stunning sea views, window seat below, ash panelling, Hessian wallpaper and frosted glazed door opening into the

**Dressing Room** 3.3m x 1.7m (10'10" x 5'7") with fitted open wardrobes, recessed lighting, fitted mirror and door into the

**En Suite Shower Room** with tiled floor, Vado power shower with oversized tray, Sanitan Victorian style pedestal wash hand basin, bidet, w.c., brass heated towel rail, LED lighting, box shelving with glazed shelves, and extractor fan

**Main Bathroom** with frosted door opening in, timber effect tiled floor with underfloor heating, luxurious bath set into a marble surround, wash hand basin with walnut vanity unit below, Duravit wall mounted w.c., Grohe power shower, Iroko bamboo effect panelling to the walls, window to the rear and LED recessed lighting

**Bedroom 2** 5.1m x 3.4m (16'9" x 11'2") with steps up from the landing, fitted wardrobe, LED recessed lighting, and glazed pocket sliding door opening out to a

**Balcony** 3.9m x 2.2m (12'10" x 7'3") with composite deck surrounded by a glass panel balustrade offering stunning views and faces south-east

**Landing:** with large shelved hot press and hatch to attic with Stira

**Bedroom 3** 3.7m x 5.1m (12'2" x 16'9") with partially panelled walls in a rich Cherrywood, LED recessed lighting, glazed pocket sliding door opening out to a second

**Balcony** 2.3m x 4m (7'7" x 13'1") with composite deck surrounded by a glass panel balustrade offering stunning views and faces due south

## BER Information

BER: B3

BER No: 103303095

EPI: 126.22 kWh/m<sup>2</sup>/yr

## Eircode

A96 K0Y7















## Outside

There is a large granite paved carport below Villa Milano which comfortably provides parking for two cars together with concealed storage. A secure electric pedestrian gate with a video intercom system opens through to steps which lead up to an expansive private south facing terrace. The terrace is beautifully landscaped in granite and brick and offers the most breathtaking sea views. There is a sheltered area ideal for al fresco dining and entertaining with an electric awning. To the rear of the house there is a low maintenance terraced garden and Barna shed.



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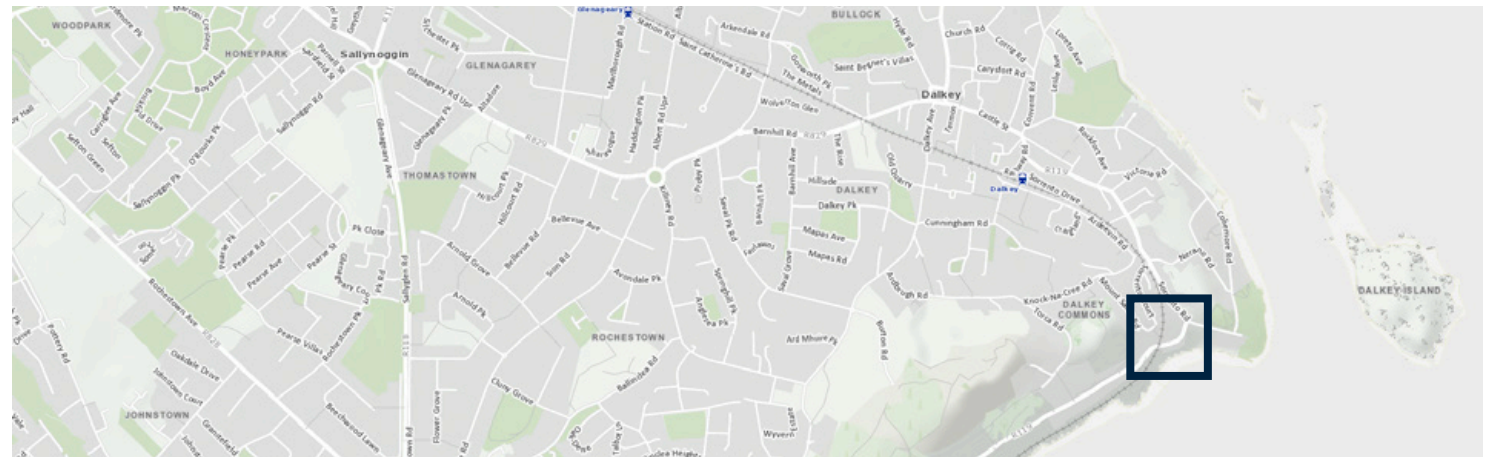
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FLOOR PLANS Not to scale - for identification purpose only.

First Floor



First Floor



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