



1 Mont Alto

Sorrento Road, Dalkey, Co Dublin

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INTERNATIONAL REALTY



1 Mont Alto, Sorrento Road, Dalkey, Co. Dublin

Features

- Charming Victorian residence in a premier coastal setting
- Floor area of approximately 138 sq.m. (1,485 sq.ft.)
- Gas fired central heating system
- Fitted carpets and kitchen appliances included in the sale
- Bright open-plan living, dining and family room
- Principal bedroom with en-suite bathroom
- Flexible third bedroom/home office
- Shower room at ground floor level
- Private rear courtyard garden
- Delightful patio garden of approximately 6m x 3.5m (19'7" x 11'5")
- Walking distance to Dalkey Village
- Close to highly regarded primary and secondary schools
- Easy access to Dalkey DART Station
- Near Dalkey & Killiney Hills, Dún Laoghaire Harbour and an abundance of sporting amenities

Nestled in one of South Dublin's most prestigious and sought-after residential settings, 1 Mont Alto, Sorrento Road, Dalkey presents a wonderful opportunity to acquire a charming Victorian residence in an enviable coastal location.

Upon entering, a welcoming entrance porch opens into a spacious entrance hall that immediately creates a sense of warmth and arrival. At the heart of the home is a lovely open-plan living, dining and family room, a bright and versatile space ideally suited to both everyday family life and entertaining. Large sliding doors open directly onto the private patio garden enjoying afternoon and evening sunshine, flooding the room with natural light and creating a seamless connection between the indoor and outdoor living spaces. A short flight of steps leads to an inner lobby providing excellent storage facilities and access to a shower room.

The kitchen and adjoining breakfast room create a practical and inviting space for family meals and informal gatherings, while direct access to a private courtyard patio provides a sheltered and low-maintenance outdoor area ideal for everyday use.

The bedroom accommodation comprises three generously proportioned rooms, offering comfortable and flexible living arrangements. The principal bedroom is a particularly attractive space, featuring fitted wardrobes and the added luxury of an en-suite bathroom. Bedroom two is a spacious double room with built-in storage, while the third bedroom, currently arranged as a home office, enjoys views towards Dún Laoghaire and provides excellent versatility for modern family living, guest accommodation or remote working requirements.

Just a short stroll from 1 Mont Alto, Dalkey Town offers an excellent selection of boutique shops, artisan cafés, delicatessens, traditional pubs and award-winning restaurants. The area is particularly popular with families, benefiting from an exceptional choice of schools including Loreto Abbey Dalkey, Castle Park School, Holy Child Killiney, Rathdown School, Harold Boys National School and The Harold National School.

Transport links are excellent, with Dalkey DART Station providing swift access to Dublin City Centre and beyond. Residents also enjoy an outstanding range of recreational amenities including Cuala GAA Club, Dalkey United Football Club, numerous tennis, golf and hockey clubs, as well as the spectacular walking trails of Dalkey and Killiney Hills. Dún Laoghaire Harbour, with its renowned piers, yacht clubs and marina facilities, is also within easy reach.

Accommodation

Entrance Porch: 1m x 1.6m (3'3" x 5'3") with tiled floor, fuse board, arch windows to front and side

Entrance Hall: 3.6m x 1.9m (11'10" x 6'3") with dado rail and underfloor storage

Living Room: 3.65m x 4.4m (11'10" x 14'44") with feature granite stone open fireplace with brick surround and raised hearth, fitted book shelves, recessed lighting and window shutters

Dining Room: 3.65m x 3.15m (12' x 10'4") with window shutters, steps to sliding doors leading to the rear garden and steps to the

Inner Lobby: 1.5m x 1.9m (4'11" x 6'3") with louvered door storage cupboard housing the Worcester gas boiler

Shower Room: with step in shower, w.c. and wash hand basin

Kitchen/Breakfast Room: 3.5m x 3.7m (11'6" x 12'2") with a feature granite wall, feature red brick arch over cooker with terracotta tiled work surfaces, electric oven, a range fitted cupboards and units and door to the

Utility Room: 1.5m x 3.45m (4'11" x 11'4") with single drainer stainless steel sink unit, plumbed for washing machine, recessed lighting and door to courtyard area

Upper Floor

Main Bedroom: 4m x 3.7m (13'1" x 12'2") with window shutters, fireplace with cast iron surround and mantel, a range of louvered door wardrobes and steps down to the

En Suite Bathroom: 1.8 x 3.5m (1.8 x 11'6") with bath with electric Triton T90 shower over, w.c., wash hand basin and Velux window

Bedroom 2: 4.4m x 3.9m (14'5" x 12'10") with windows shutters, a range of fitted louvered door wardrobes and door to

Bedroom 3/Home Office: 3.4m x 4m (11'2" x 13'1") with window shutters, views towards Dun Laoghaire and a cast iron fireplace

BER Information

BER: E. BER No: 119853851

EPI: 186 kWh/m²/yr.

Eircode

A96 KR83



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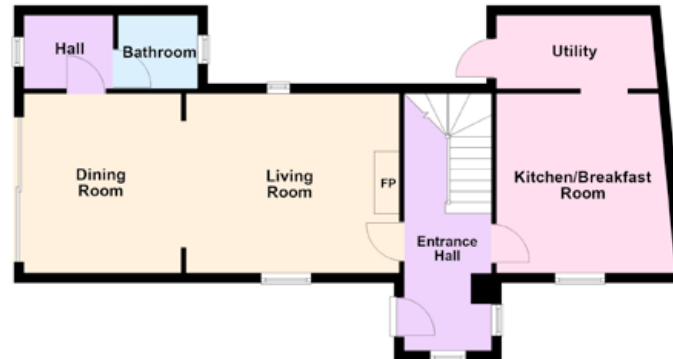
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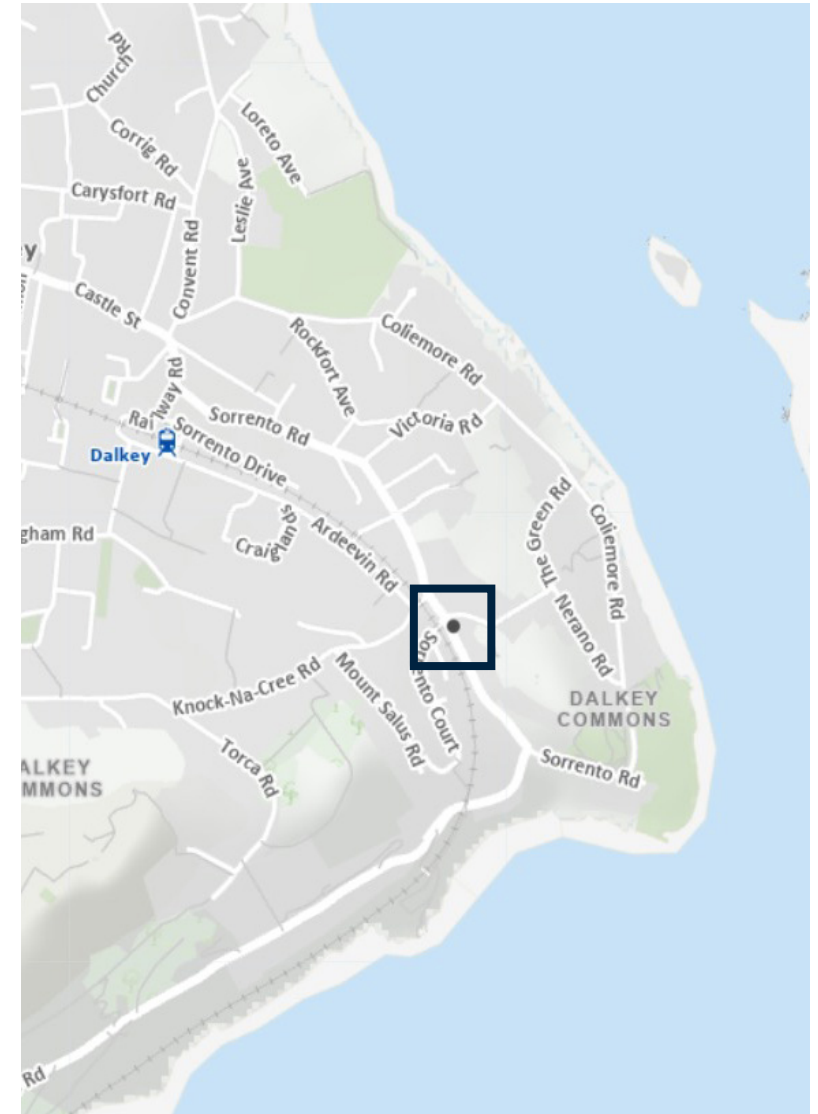
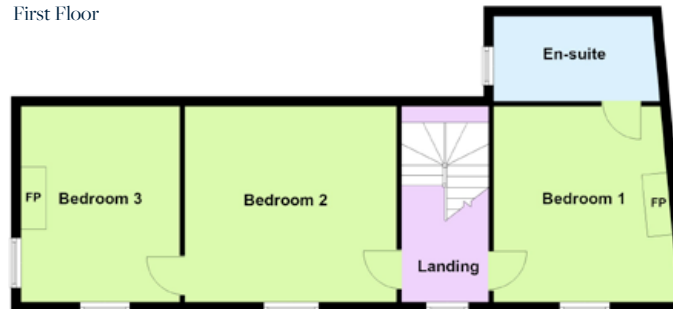
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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