



DAPHNE KAYE  
& ASSOCIATES



**41 Heidelberg, Ardilea, Clonskeagh**  
Dublin 14





## 41 Heidelberg, Ardilea, Clonskeagh, Dublin 14



Set behind high hedging and approached via dual electronic gates, 41 Heidelberg is an imposing detached 5 bedroom residence commanding a prime corner position within Ardilea. Superbly well maintained and tastefully appointed throughout, the exceedingly bright interiors, flooded with natural light, extend to c. 232 sq.m. (2,500 sq ft). The well balanced accommodation comprises generously proportioned rooms with feature high ceilings. Reception Hall, Drawing Room, Dining Room, Kitchen/Breakfast, T V Room, Guest Cloakroom, Utility. At 1st floor level, there are 5 bedrooms (Master En-suite) and the family Bathroom. The delightful gardens surround the residence and enjoy a private and sunny orientation in a tranquil setting. This prime family location is convenient to schools including Mount Anville, St. Killians German School, The Teresian School, Alexandra College, U.C.D and St. Michaels College together with a host of leisure and sporting facilities including Milltown and Castle Golf Club and David Lloyd Riverview Club.

### ACCOMMODATION

**RECEPTION HALL** (12'3" x 10'5") 3.74m x 3.18m with attractive porcelain tiled floor. Floor to ceiling picture windows. Recessed lights

**GUEST CLOAKROOM** White suite incorporating w.h.b. and w.c. Fully tiled walls and floor. Large inlaid wall mirror.

### CLOAKS PRESS

**DRAWINGROOM** (22'4" x 16'6") 6.81m x 5.03m Feature cut stone fireplace with raised hearth and fitted with gas coal affect fire. Picture windows. Attractive plaster centre rose and coving

### SPECIAL FEATURES

- Gas fired central heating
- Security Alarm
- Two entrances with electronic gates
- Extensive front of house parking
- Delightful mature grounds offering great privacy
- External lighting
- Video intercom
- Imposing detached 5 bedroom residence on delightful secluded gardens
- Superbly appointed interiors of c.232 sq.m (2,500 sq ft) flooded by natural light
- Reception Rooms of generous proportions with feature high ceilings
- Floor to ceiling windows
- Large attic suitable for conversion
- Pivotal corner position in a tranquil setting
- Prime family location
- Easy access to City Centre, Dundrum Town Centre and the M50



detail. Dual aspect. Patio doors to gardens.

**DININGROOM** (15'7" x 13'6") 4.75m x 4.11m Glazed double doors to Reception Hall. Picture window. Attractive ceiling and plaster coving.

**KITCHEN/BREAKFASTROOM** (21'9" x 11'5") max 6.63m x 3.48m Excellent range of modern fitted units with polished granite illuminated work top areas, illuminated wall units, pantry and larder. Quality appliances incorporating integrated Neff dishwasher, built-in eye level combi Neff oven, grill and microwave, additional oven, Neff ceramic induction hob, concealed extractor and fridge. Stainless steel Franke double sink fitted with waste disposal unit. Underfloor heating. Dual aspect. Recessed lights. Tiled floor.

**UTILITY ROOM** (7'2" x 8'7") 2.18m x 2.62m Washing machine. Condensing dryer. Boiler. Large Freezer.

**T.V. ROOM** (16'7" x 8'10") 5.05m x 2.69m Solid Maple timber floor. Floor to ceiling windows with dual aspect. Wall lights.

#### Stairs to

**SPACIOUS LANDING** extending to over 24'

**HOT PRESS** with insulated cylinder fitted with dual immersion and timer.

**MASTER BEDROOM 1** (16'3" x 14'0") 4.95m x 4.27m with recessed lights

**BATHROOM EN SUITE** (10'0" x 7'8") 3.05m x 2.34m incorporating jacuzzi bath with tiled surround, power shower, w.c., pedestal w.h.b. and mirror door medicine cabinet. Fully tiled

walls. Recessed lights

**WALK IN WARDROBE** with wall mounted trouser press

**BEDROOM 2** (13'10" x 11'0") 4.22m x 3.35m with double fitted wardrobes and vanity unit.

**BEDROOM 3** (12'3" x 11'0") 3.73m x 3.35m with built-in wardrobes. Dual aspect.

**BEDROOM 4** (13'6" x 12'6") 4.11m x 3.81m with built-in wardrobes. Dual aspect.

**BEDROOM 5** (12'2" x 8'3") 3.7m x 2.51m with double built-in wardrobes.

**FAMILY BATHROOM** (8'0" x 8'0") 2.44m x 2.44m White suite incorporating bath with tiled surround, Mira power shower, pedestal w.h.b., w.c. and bidet. Mirror door medicine cabinet. Tiled walls. Recessed lights.

#### OUTSIDE:

The dual electronic gates give access to generous front of house off street car parking. The gardens surround the residence and are set behind high clipped hedging affording immense privacy. There are lawns, a host of specimen trees and shrubs and a delightful hidden garden enjoying a secluded and sunny orientation.

#### BER DETAILS

BER Rating: F  
BER Number: 112869276  
EPI: 425.48 kWh/m2/yr

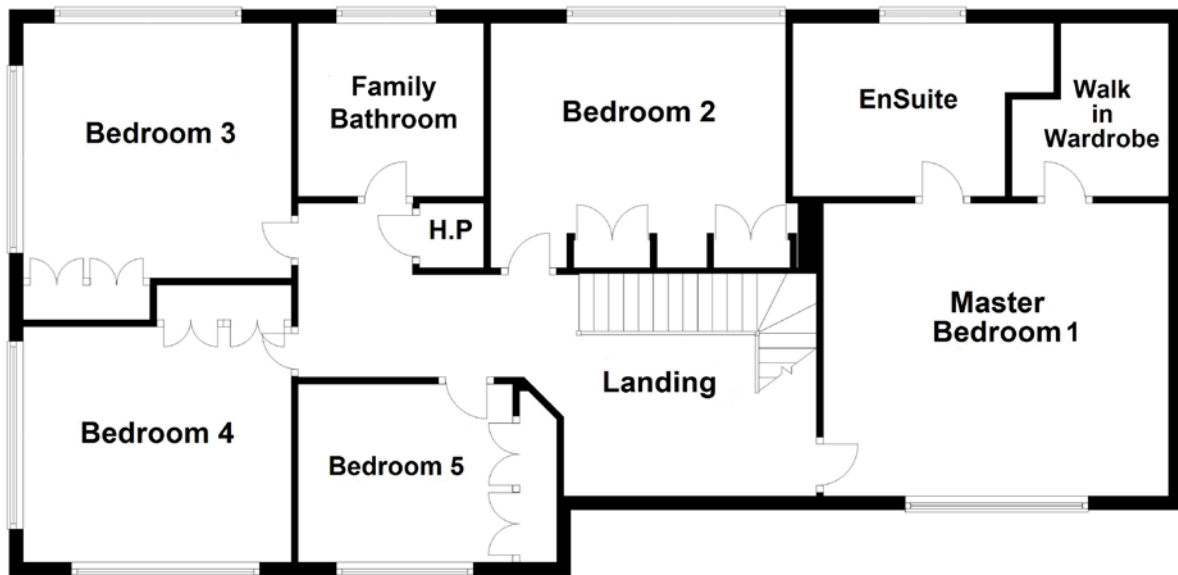
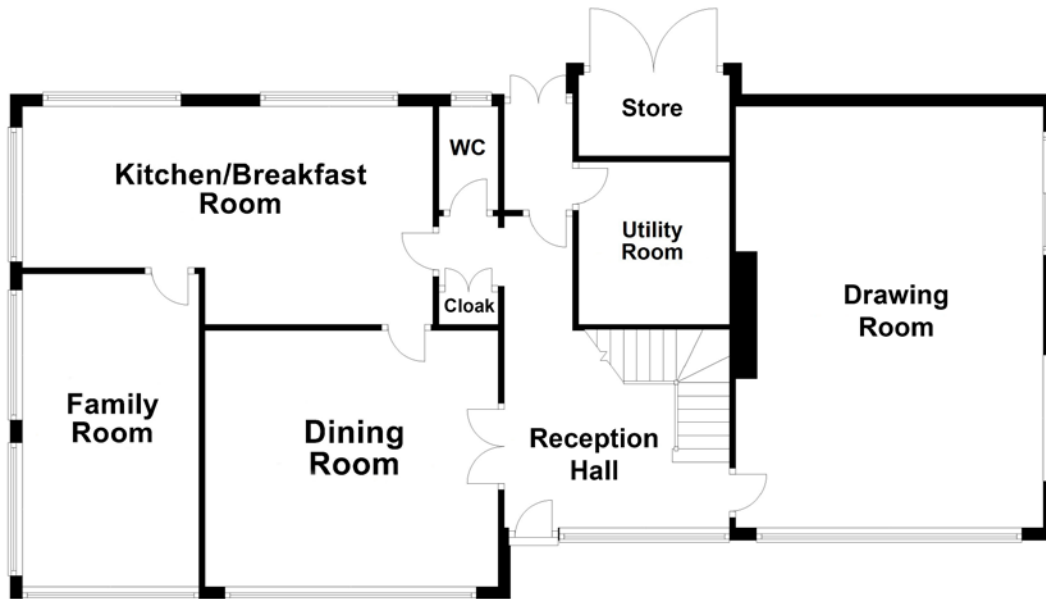








## FLOOR PLANS



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