



1A Alma Road, Monkstown, Co. Dublin

 **HUNTERS**  
ESTATE AGENT

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BER A3



# For Sale by Private Treaty

Hunters Estate Agent is thrilled to present to the market this stunning architect designed 4 bedroom family home to the market. Set in the heart of Monkstown, no expense has been spared to lovingly create this A3 rated masterpiece of modern design. The renowned architecture firm ODOS designed the property to turn the site restrictions to its advantage creating an almost secret home hidden from the world and focused on light with internal atrium courtyard and beautifully framed sky vistas. The house was completed in 2014 and boasts solar water heating panels, a heat recovery system, underfloor heating, and a green roof with a water recovery system. Throughout the use of clever diffused lighting gives a gentle glow illuminating and highlighting features. This innovative property nestles behind a high boundary wall and offers a tranquil retreat from the outside world. The bedrooms are located on the ground floor opening to a "Zen" courtyard while the living spaces on the first floor are connected through an outdoor atrium and sun terrace allowing for a wonderful quality of light to flood the generous living spaces. Outside to the front a large garden set out in gravel and specimen planting sits behind electric gates and offers generous off-street parking with the potential to create further garden space while to the rear and upstairs there are a series of stunning outdoor spaces including a zen courtyard garden, sun terrace and atrium. The property is located five minutes' walk from Seapoint for swimmers and a short walk to both Monkstown and Blackrock. Commuting is a breeze with the Seapoint Dart Station just across the road and the new dedicated cycle lane an easy run into the city centre.

Upon entering the house one is welcomed by a hall with staircase running to the first floor and door to the Zen Garden. Ascending the stairs to the first floor living space one is immediately struck by the wonderful quality of light. To the right a dining space opens to the stylish and minimalist kitchen with island unit. Off the kitchen a small utility hides any clutter. An outdoor atrium courtyard separates the kitchen/dining area from the drawing room and acts as another living space in good weather. The drawing room benefits from two walls of glass which flood it with light and views of the sky and clouds. The drawing room opens on to a sun terrace with steps leading down to the Zen Courtyard Garden and bedrooms below.

On the ground floor the hall leads to a living room overlooking the front garden which could also function as office, playroom or a fourth bedroom depending on one's needs. The gallery corridor is part double height allowing light to flood in from the first-floor atrium and a unique opportunity to view your artwork while outdoors and leads to a luxurious main bedroom with double height ceiling has a whole wall of storage and opens to the internal courtyard. A stylish ensuite lies just off it and the whole space feels almost removed from the rest of the house. Two further generous double bedrooms both benefit from access to the courtyard and one of these also has the benefit of a further stylish ensuite. A luxurious guest bathroom and cloaks cupboard complete the accommodation.

Outside to the front a large garden set out in gravel and specimen planting including tree ferns, planted palms and hedging sits behind electric gates and offers generous off street parking with the potential to create further garden space while to the rear and upstairs there are a series of stunning outdoor spaces including a zen courtyard garden accessed from all

## SPECIAL FEATURES

- » ODOS architects
- » Architecturally designed cantilever to front of house
- » Stunning 4 bedroom home extending to 195sq.m / 2,100 Sq.ft
- » A3 rated passive house
- » Generous off street parking for up to 6 cars
- » Feature diffused lighting
- » Luxury main bathroom
- » Two ensuite bathrooms
- » Appliances and blinds included
- » Underfloor heating
- » Axco heat recovery, filtration, and circulation system
- » Solar water heating panels
- » Ceiling height 3.85 in main bedroom
- » Steel frame construction
- » Saxifrage green roof
- » Wonderful quality of light throughout including 6 feature roof skylights
- » 2.4 ceiling height in main bedroom
- » Completed in 2014
- » Plants and planters included
- » Planting by Hobart & May

the bedrooms, sun terrace off the drawing room and central atrium connecting dining area and drawing room which has the unusual benefit of a double height gallery space through one of its glass walls.

1a Alma Road is situated in an enviable location at the border between Monkstown and Blackrock. With only a couple minutes' walk to Monkstown Village there is an enviable selection of boutiques, restaurants and gourmet shops including a branch of Avoca at your fingertips. It is an easy walk to both Blackrock and Dun Laoghaire allowing one to enjoy both the pleasure of fine restaurants and enjoyable coastal walks. There is superb public transport with the Dart Station at Seapoint just across the road and the new cycle way makes for an easy commute to the city. Nearby schools include CBC Monkstown, Scoil Lorcaín, Blackrock College, St. Andrew's, Castlepark, Loreto Dalkey, Sion Hill Blackrock, the Harold and Monkstown Educate Together to name but a few. The location offers a myriad of parks and the popular People's Park with its weekly market is within walking distance. For those water enthusiasts there is local swimming at Seapoint just 5 minutes' walk away, and Dun Laoghaire offers four yacht clubs.



# ACCOMMODATION

## ENTRANCE HALL

5.62m x 1.66m (18'5" x 5'5")

Alarm, audio intercom, solid oak flooring, feature lighting, light well, cloaks cupboard, floor to ceiling mirror, door to courtyard garden.

## INNER HALL

6.28m x 0.88m (20'7" x 2'10")

Solid oak flooring, feature diffused lighting.

## GALLERY HALL

15.37m x 0.86m (50'5" x 2'9")

Wide plank solid oak flooring, feature diffused lighting, part double height space.

## LIVING ROOM/PLAYROOM

3.88m x 3.83m (12'8" x 12'6")

Wide plank oak flooring, built in cupboard, heating control, window blinds.

## BATHROOM

2.73m x 1.72m (8'11" x 5'7")

White Duravit suite incorporating bath with shower archenemy, suspended wash basin and w.c, heated towel rail, mirrored bathroom storage, tiled walls and floor and recessed lighting.

## BEDROOM 3

4.6m x 2.66m (15'1" x 8'8")

Wide plank oak flooring, floor to ceiling built in wardrobes with mirrored doors, built in shelving, heating control panel, recessed lighting, sliding door to courtyard garden.

## BEDROOM 2

4.6m x 2.81m (15'1" x 9'2")

Wide plank oak flooring, floor to ceiling built in wardrobes with mirrored doors, built in shelving, heating control panel, recessed lighting, sliding door to courtyard garden.

## ENSUITE

2.5m x 1.36m (8'2" x 4'5")

White duravit suite fully tiled shower unit with double tray, rainfall shower head and spray head, heated towel rail, suspended w.c., and sink, glass and chrome shower screen, tiled walls, and floor.

## MAIN BEDROOM

4.39m x 3.98m (14'4" x 13'0")

Double height ceiling, wide plank oak flooring, built in wall of wardrobe storage, window blinds, sliding door to courtyard garden, heating control panel, ceiling light.

## ENSUITE

2.42m x 1.34m (7'11" x 4'4")

White duravit suite fully tiled shower unit with double tray, rainfall shower head and spray head, heated towel rail, suspended w.c., and sink, glass and chrome shower screen, tiled walls, and floor.

## 1ST FLOOR

### DRAWING ROOM

5.08m x 4.78m (16'7" x 15'8")

Wide plank oak flooring, door to sun terrace and staircase to courtyard garden, diffused lighting, sliding door to atrium, floating shelves.

### ATRIUM

2.86m x 4.86m (9'4" x 15'11")

Granite paving, external socket, external lighting, sliding doors to kitchen and sitting room.

### KITCHEN/ DINING ROOM

7.35m x 4.01m (24'1" x 13'1")

### DINING AREA

Wide plank oak flooring, feature diffused lighting, floating shelving, sliding door to atrium garden.

### KITCHEN AREA

Wide plank oak flooring, built in high gloss white kitchen, quartz countertop, four ring electric hob, Nordmende microwave, Nordmende oven, Nordmende dishwasher, Nordmende 70:30 fridge freezer, intercom, Large Island with breakfast bar, quartz countertop, under mounted stainless-steel sink, pendant lighting, diffused lighting, roof lights.

### UTILITY ROOM

2.74m x 1.00m (8'11" x 3'3")

Tiled floor, Viessmann gas boiler, Nordmende washing machine, Nordmende dryer, immersion tank, air recovery system, solar panel control, light, roof light, fuse board.











### SUN TERRACE

3.92m x 3.66m (12'10" x 12'0")

Granite paving, glass light wells, external lighting.

### BER DETAILS

Rating: A3

BER No: 106439300

Energy Performance Rating: 65.09 kWh/m<sup>2</sup>/yr

### VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: [dalkey@huntersestateagent.ie](mailto:dalkey@huntersestateagent.ie).

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