

# LALOR

ESTATE AGENTS



**For Sale By Private Treaty**

**Nurney, Shanganagh Road, Ballybrack, Co. Dublin, A96 N4X0**

**LETTINGS**

**SALES**

**VALUATIONS**



## About this property

'Nurney, Family Country Living in an Urban Setting'. One of Old Ballybrack's longest standing period family homes. A once in a lifetime opportunity to purchase this unique early twentieth century house extending over 244.91m<sup>2</sup>. Characterised by its fantastic location, well-appointed rooms, high ceilings, and many other original features, Nurney is impressive in size and character, offering the opportunity to make this fine property your family home. Well hidden behind mature trees, we invite you to explore!

As you cross the threshold of the entrance, you are immediately drawn into a unique

and charming period home. The light fills the hall through the original stained-glass door. The current owners have lovingly maintained the original features of the house since purchasing it during 1987.

With a welcoming hallway extending the full depth of the house, on either side are two well apportioned reception rooms with open fireplaces and large bay windows. As you progress past the kitchen on the right, and the understairs pantry on your left, you will find a modern shower room, office, and dual purpose study / fifth bedroom with direct access to the garden, at the rear of the

house. The garden provides the ingredients for those who love to cook, especially with the luxury of an Aga, which is simply, 'the heart of the home'. Off the kitchen lies what was originally the maid's room, and is now a hardworking utility room with under floor cellar. The kitchen also leads to a cosy den and dining / library area, with direct access to the patio. Upstairs comprises master bedroom and three well-proportioned double bedrooms. The family bathroom has been upgraded to include underfloor heating and storage with a modern design.



## Internal Features

- Beautifully proportioned rooms
- Original Features
- Wooden floors
- Open fireplaces
- Solar Panels



## External Features

- Large 1,195.7 m<sup>2</sup> site
- Ample car-parking spaces
- Potential dwelling space/garage - 61 m<sup>2</sup>
- Close to the sea and transport facilities
- Mature gardens



# Accommodation

## Porch

Approx. 2.52m x 1.40m / 8ft. 3" x 4ft. 7"  
Glazed porch area with shelving and original tiled floor.

## Entrance Hall

Approx. 4.94m x 1.97m / 16ft. 2" x 6ft. 5"  
Original front door with stained glass panels. Wooden flooring and wooden panelled ceiling. Understairs pantry with shelving and separate storage area.

## Drawing Room

Approx. 6.27m x 4.0m / 20ft. 7" x 13ft. 1"  
Spacious drawing room with high ceiling. Large feature bay seated window. Coving and picture rail with both original fireplace and wooden flooring.

## Dining Room

Approx. 5.02m x 4.38m / 16ft. 6" x 14ft. 5"  
Elegant dining room with high ceiling and bay window. Art Deco tiled fireplace. Quaint servery window to kitchen. Original wood flooring. Coving and picture rail.

## Kitchen

Approx. 6.12m x 2.81m / 20ft. 1" x 9ft. 2"  
Solid Beechwood Graham McHugh designed kitchen with reconditioned, re enamelled Aga cooker. Original floor tiles, skylight over sink area. Leads to porch with access to rear garden and utility room.

## Utility

Approx. 3.95m x 2.85m / 12ft. 11" x 9ft. 4"  
This spacious utility / pantry has an under-floor wine cellar, built in presses, stainless steel sink also contains the Gas boiler and benefits from a skylight.

## Living/Dining Room

Approx. 5.05m x 3.16m / 16ft. 7" x 10ft. 5"  
Just off the kitchen, this comfortable room has a relaxing sitting room / tv area plus a sizeable dining space with direct access to the sun-filled patio outside. Wooden panelled ceiling and wooden floor.

## Shower Room

Approx. 1.81m x 1.48m / 5ft. 11" x 4ft. 10"  
Fully tiled floor to ceiling with corner shower, WC, WHB, chrome heated towel rail, mirrored unit over sink and extractor fan.

## Office

Approx. 4.0m x 2.53m / 13ft. 1" x 8ft. 4"  
Office with built in furniture with a view of the back garden. Laminate floor covering.

## Study / Bedroom 5

Approx. 3.04m x 2.53m / 10ft. x 8ft. 9"  
Mixed use / bedroom with direct access onto patio and garden to rear of house. Wooden panelled vaulted ceiling, original wooden floor.

## Landing

Approx. 5.71m x 1.94 / 18ft. 7" x 6ft. 4"  
Reading nook beside window. Carpeted with attic access and wooden banisters.

## Bedroom 1

Approx. 5.82m x 4.0m / 19ft. 1" x 13ft. 1"  
Vaulted ceiling, original floorboards, open fireplace, with windows on three sides allowing for maximum light including a bay window. Sink vanity unit with mirror.

## Bedroom 2

Approx. 5.02m x 4.50m / 16ft. 6" x 14ft. 9"  
Vaulted ceiling, original floorboards, charming, seated bay window area overlooking front garden.

## Bedroom 3

Approx. 4.50m x 3.07m / 14ft. 9" x 10ft. 1"  
Original fireplace and side facing window.

## Bedroom 4

Approx. 4.39m x 4.03m / 14ft. 5" x 13ft. 3"  
Picturesque view through sash window over rear garden. Sink, access to hot press, original fireplace and vaulted ceiling with attic access.

## Bathroom

Approx. 2.95m x 1.82m / 9ft. 8" x 6ft.  
Floor to ceiling tiling, corner shower, walnut vanity sink unit with storage, matching mirror unit with lights and shaving plug, separate standalone walnut storage cabinet, heated towel rail, extractor fan and underfloor heating.



## Garage

Approx. 64.8 m<sup>2</sup> / 697.5 sq. ft.

A wide side entrance leads to a large surrounding yard with space and a purpose built detached single storey, dwelling currently being used as a garage. Fully plumbed, wired with three large double doors, and two smaller entrances, this spacious building has potential to be reconfigured for a dwelling with a possible rental income.

## Front Garden

Approx. 21.3m x 18.5m / 70ft. x 61ft.

Completely hidden by hedging to the front. Cobble-locked area leads up to house with ample off-street parking for many cars.

## Back Garden

Approx. 20m x 37.4m / 66ft. x 123ft.

A house for all occasions, the garden is truly for all seasons. Bright and sunny westerly facing garden. This oasis is full of surprises. It's easy to lose oneself in the tranquillity of this garden. From the apple trees to the kitchen garden, the secret tunnel to the grassy lawn, this hidden gem is a haven for birds and bees and all who love nature.

## Floor Area

Approx. 244.91m<sup>2</sup> / 2636.19 sq. ft.

## Built

c. 1910

## Title

Freehold

## BER Details

BER **BER E1**

BER Number: 102402336

Energy Performance Indicator: 328.25kWh/m<sup>2</sup>/yr

## Services

Mains water and electricity. Gas-fired central heating, Solar panels.

## Local Area

Spoilt for choice, Killiney, Shankill and Bray beaches are all within easy access. You can walk to Bray when the tide is out apparently. Stop for a coffee at Fred and Nancy's on Killiney beach after a swim!

Kilruddery House, Bray, will tempt those who love to escape for a great day out. Killiney Hill offers spectacular views, coffee, rock climbing, and a serious hike or leisurely walk for dogs and owners alike. Shanganagh Park is a stone's throw away and is a well-kept secret while Kilbogget Park will bring you from Ballybrack to Deansgrange.

Sports facilities include, Shankill Tennis Club, Ballybrack Football Club, Killiney Golf Club, Dalkey / Bray Rowing club, Dalkey Quarry Rock climbing Club to mention just a few.

Ballybrack has no shortage of transport facilities from the LUAS and DART to several bus routes, 45a 45b 7b

## Creche/Montessori

Brooklands Montessori  
Ballybrack/Killiney Montessori/Pre/Afterschool  
Hanahoe's Childcare  
Giraffe Childcare Cherrywood  
Apres School Club

## Primary Schools

Gaelscoil Phadraig  
St. Columbanus N.S.  
St John's N.S.  
Glenageary/Killiney N.S.  
Rathmichael N.S.  
Wyvern Primary School, Killiney

## Secondary Schools

Holy Child  
Rathdown  
St. Joseph of Cluny  
Scoil Cholmcille Senior School  
Loreto College Dalkey / Bray  
St. Gerard's, Bray  
St. Laurence College

## Directions

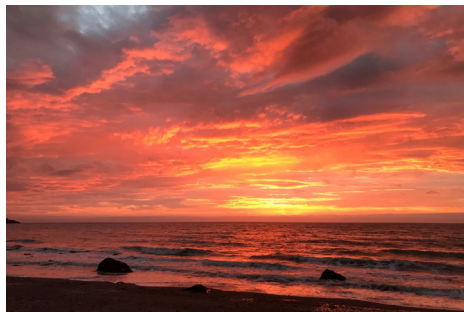
From Dublin City direction, use the left lane to take the Coill Na Silini / Cherrywood exit slip-road off the N11 at onto Wyatville Rd / R118. After 503m, at the second set of traffic lights, turn right onto Wyatville Rd, go through one roundabout. At Ballybrack Village, turn right onto Shanganagh Rd. Continue on down this road for 450m and Nurney will be on your right-hand side.





Welcome to the pre-war grandeur of this fine, double-fronted family home with well-proportioned rooms and high ceilings.

- External garage with potential for separate dwelling space
- Beechwood designed kitchen with gas fired Aga
- Close to the sea and transport facilities
- Wonderful original features
- Mature gardens

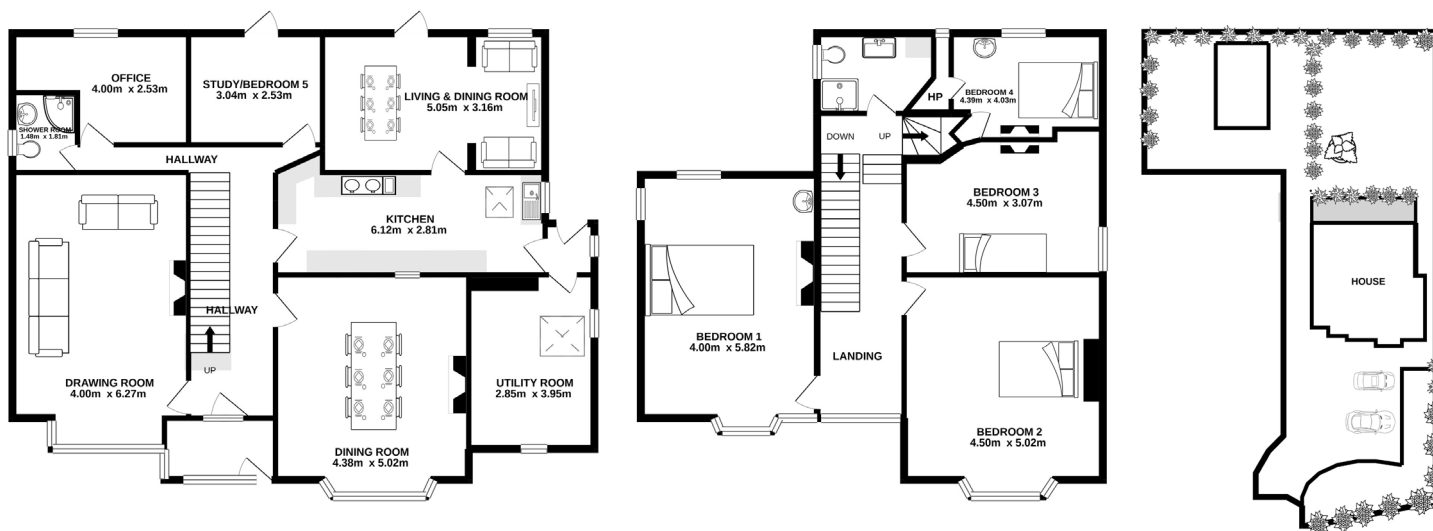


# LALOR

## ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



NURNEY, SHANGANAGH ROAD, BALLYBRACK, CO. DUBLIN.

TOTAL FLOOR AREA : 244.9 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For more information about this property and the local area please visit our website [www.LalorEstateAgents.ie](http://www.LalorEstateAgents.ie)

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### Residential Stamp Duty Bracket:

A rate of 1% applies for values up to €1,000,000. Any amount in excess of €1 million is charged at 2%.

Any part of the property, rated commercially, attracts stamp duty at a higher rate.

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