



Cullenswood Lodge, 12 Richmond Avenue South, Dartry, Dublin 6 D06F622

Beirne  
& Wise



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Dartry, Dublin 6 D06F622

**For Sale by Private Treaty**

Enjoying a wonderful sense of seclusion both inside and out, Cullenswood Lodge is a truly unique property, designed and built by its architect owner in 1997. Delightfully unconventional in many ways this is a truly warm and inviting home with generous room proportions and high ceilings more in keeping with many of the surrounding period homes. The double height reception hall with its stunning bespoke staircase follows the gently curved walls makes a striking architectural statement being the axis on which the whole house revolves.

This family home has been designed with exceptional attention to detail resulting in a contemporary, ultra-comfortable, light filled home with a pared-back sense of style. High specification materials, bespoke fit-out and more than a touch of imagination and creativity are the key elements of this distinctive residence.

The accommodation briefly comprises; porch, reception hall, shower room, kitchen/breakfast room, living/dining room, family room and at first floor level there are three double bedrooms – one with en-suite and walk in dressing area and the family bathroom completes the picture.

The location needs little introduction, with an enviable range of facilities at hand; adjacent to Ranelagh, Rathmines and Rathgar and a stroll to the LUAS at Milltown which makes light work of the short commute to the city centre and beyond. There is an enviable selection of well-established junior and senior schools nearby not forgetting the neighbourhood park at Palmerston. It is a just a saunter to the relaxing riverside walks along the river Dodder connecting a series of parklands from Ballsbridge to Terenure.

Viewing is highly recommended to fully appreciate all this exciting home has to offer.

## Special Features

- Floor area 170 sq.m. (1,829 sq.ft.) approx.
- Architect designed and built home.
- Minutes to LUAS at Milltown.
- Stunning central double height staircase with viewing gallery.
- Double glazed windows and doors.
- Secluded, easily maintained, courtyard style gardens.
- GFCH system.
- Intercom / Electrically operated gate with secure off street parking.

## Accommodation

### PORCH

Semi-circle porch area with stone slab flooring with an enticing view of viewing gallery at first floor. Open to;

### RECEPTION HALL

Really breath taking - double height with pitched ceiling, two large sky lights illuminate the entire hall, with narrow board beech flooring at ground floor. A bespoke curved carpeted staircase with gentle incline with elegant slim line black spindles and handrail follow the contours of the curved walls complete with shadow gaps. A railed viewing gallery over the main entrance area.

### SHOWER ROOM

Generous in size with painted timber flooring comprising; whb with tiled splash back, mirror and overhead light, wc and corner shower with screen, tiled surround and thermostatic shower valve.

### KITCHEN/ BREAKFAST ROOM

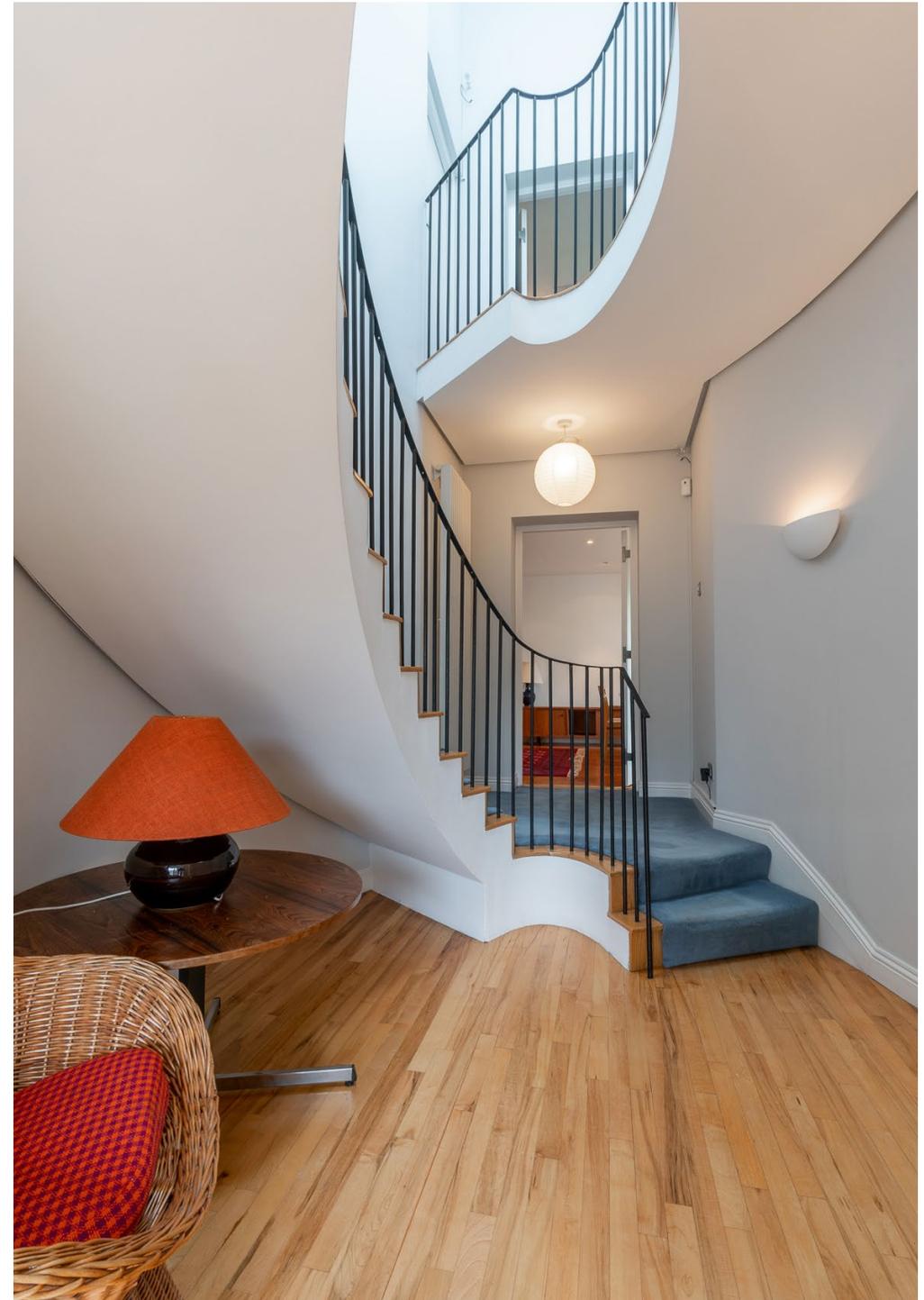
5.70m x 3.72m plus bay

Spacious family sized space with pitch pine flooring, it is dual aspect and has French doors to south facing patio area. It is fitted with an array of wall and floor mounted units with granite worktops and tiled splash back incorporating a built in double oven, hob with overhead extractor and is plumbed for both a dishwasher and washing machine.

### LIVING / DINING ROOM

6.42m x 4.31m

A perfect room for entertaining with generous proportions and a large picture window taking full advantage of the westerly light and porthole window on the opposite end. An open fire with slate hearth provides a focal point for this comfortable room. There is pitched pine flooring, recessed down lighters and vertical radiators.





## FAMILY ROOM

4.17m x 3.72m max.

Highly versatile room again with dual aspect with pitched pine flooring, recessed down lighters and French door to garden.

## FIRST FLOOR

### LANDING

With carpeted landing area and wall lighting with pitched ceiling with twin sky lights and viewing gallery overlooking entrance area.

### BEDROOM ONE

4.57m x 4.38m

Principal bedroom with generous room proportions with pitched pine flooring, access to Attic via pull down ladder and wonderful timber bespoke lattice style sliding door to;

### DRESSING AREA

With pitched pine flooring and sloped ceiling with sky light.

### EN-SUITE

Well-appointed with painted timber flooring, recessed down lighters, wc, whb with tiled splashback, mirror and overhead vanity and shower cubicle with tiled surround and electric shower unit.

### BEDROOM TWO

5.47m x 3.72m max.

Double size room with pitched pine flooring and sloped ceiling with velux window and a feature porthole window.

### BEDROOM THREE

3.72m x 3.35m max.

Another double room with pitched pine flooring and sloped ceiling.

### BATHROOM

With porthole window, painted timber flooring, with wc, bidet, whb with tiled splash back and overhead vanity light, marble shelf and upstand and bath with tiled surround. The Hot press is here also.





## Garden

Electronically operated timber vehicular gate and separate pedestrian entrance with intercom leads to a very secluded garden. There is an abundance of climbing wall plants on all the boundary walls with a selection of mature trees and shrubs including a fig tree. An attractive clay tiled pathway leads around the foot print of the house. There is a generous south facing patio area with surrounding lawn area accessed from the kitchen /breakfast room. There is a concealed opening to a separate section of garden well concealed from the house with a timber shed.

## BER

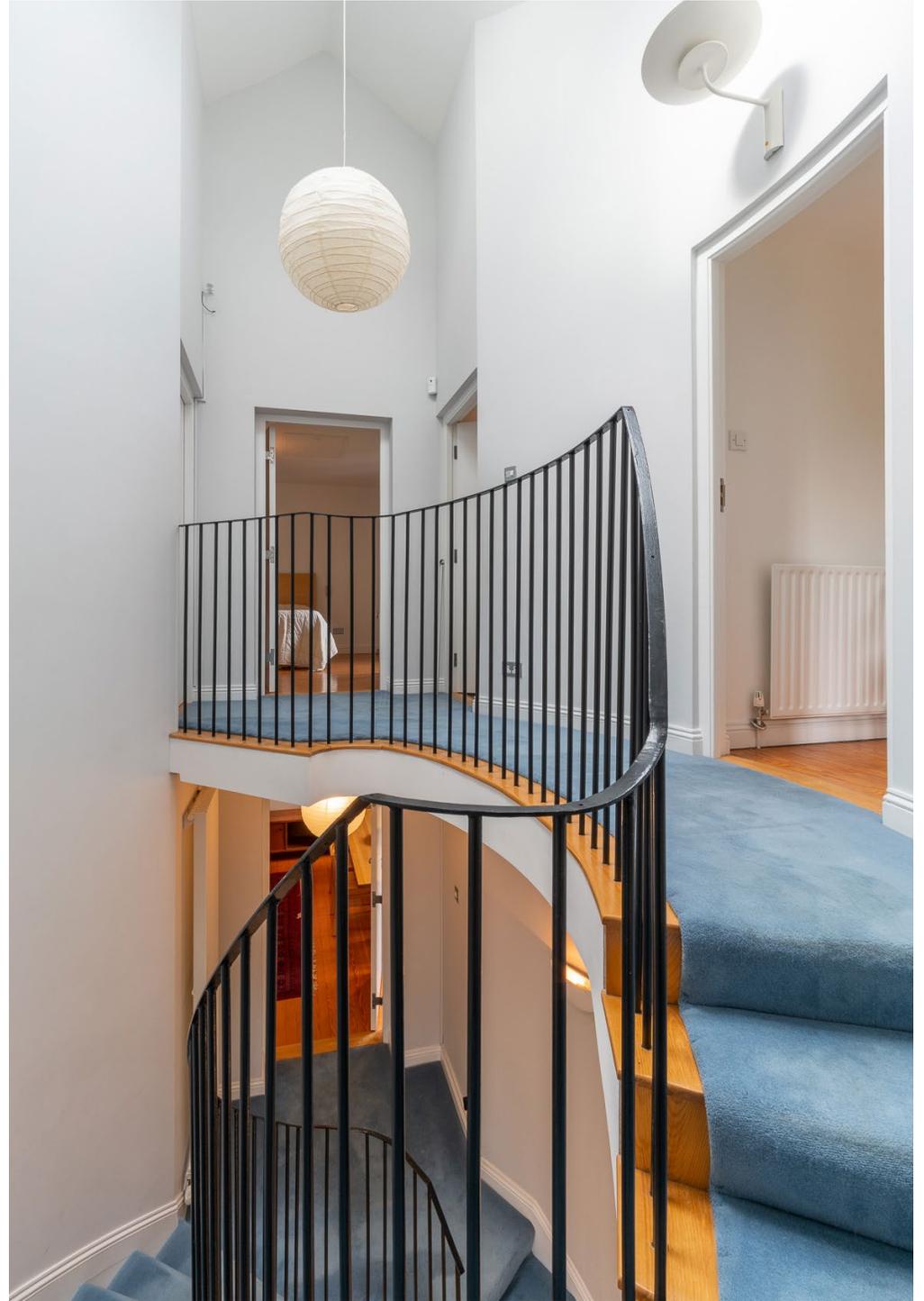
BER D1

BER No. 112437413

Output 231.61 kWh/m<sup>2</sup>/yr.

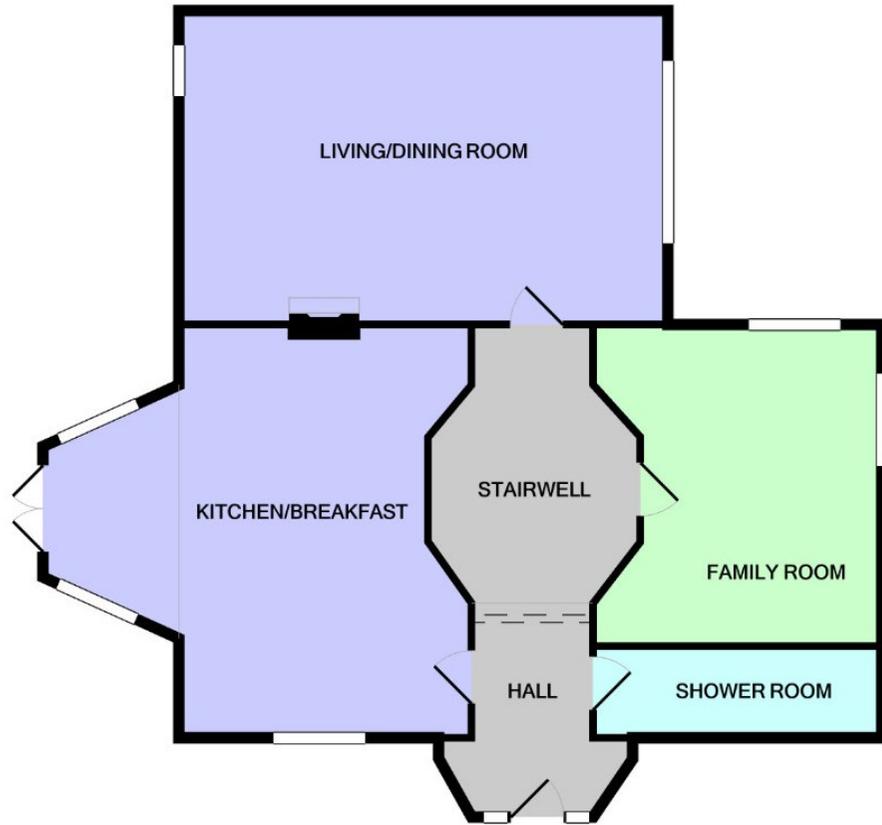
**BER D1**



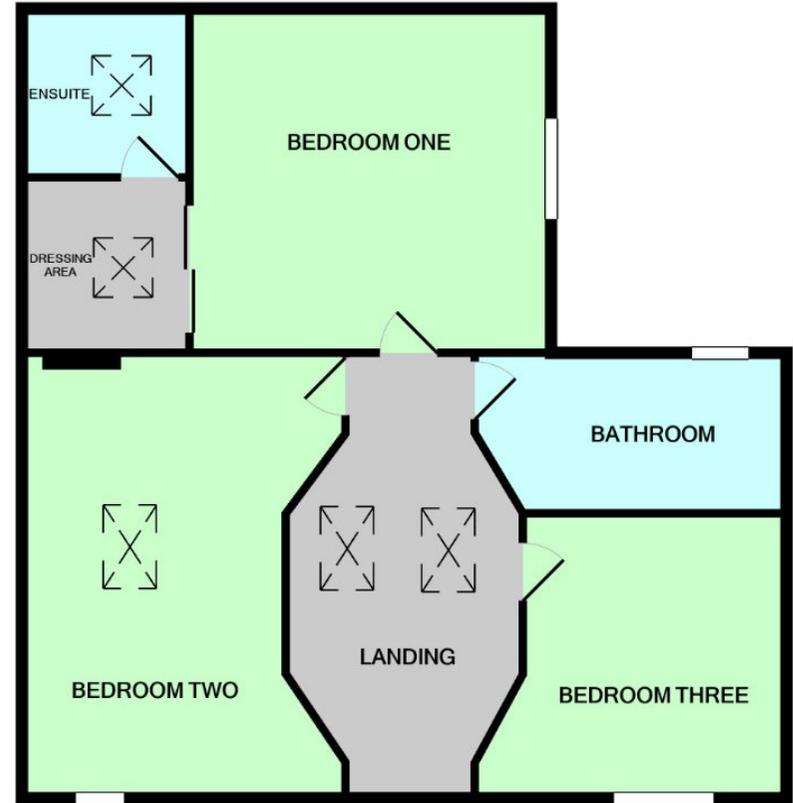








GROUND FLOOR



1ST FLOOR





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