



32 Royal Terrace West, Dun Laoghaire, Co. Dublin

 **HUNTERS**
ESTATE AGENT

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BER: Exempt





For Sale by Private Treaty

Hunters Estate Agent are honoured to present this stunning end of terrace Victorian two storey over basement home extending to 221sq.m/2,380sq.ft to the market. This elegant family residence completed in 1861 offers the light and proportions of a bygone era with the convenience of modern family living. Set on a quiet road adjacent to the delightful railed park it is ideal for those with families. Throughout the property there are stunning period details that have been carefully preserved by the owners. They have lived in the property for 16 years and feel the time has come to pass on the property to new owners who can care take this historic property for the next generation.

Upon entering the property one is greeted by the grand entrance hall with its high ceilings and period plasterwork, there is also the relic of a bygone era by way of a folding butlers table for resting trays while serving. The formal interconnecting reception rooms with their original doors and 12 foot ceilings are ideal for entertaining on a grand scale and the property has the benefit of being the only one on Royal Terrace West with a bay window at this level. In the Dining room there are 2 delightful arched windows allowing a double aspect which fills the rooms with light. At garden level the owners opened up the rooms to create a large

Kitchen/ breakfast room reminiscent of a country house and there is a delightful family room leading off this with French doors leading to the garden making this level the living heart of the property. Upstairs one finds a master bedroom with walk in wardrobe and the potential to create an ensuite. There are two further bedrooms at this level and a good family bathroom on the return.

Throughout the property the owners have been careful to preserve the properties period features including decorative plasterwork, original folding shutters, doors and architraves and fireplaces. One charming small detail is that great care has been taken to select attractive door and cupboard handles throughout that are in keeping with the era.

To the rear of the property is a 100ft garden laid out in a pleasant combination of grass, decking and mature planting with a sunken sheltered entertainment area floored in limestone flags. At the end of the garden there is access to a private laneway offering potential for mews development subject to planning permission.

Royal Terrace West is located within walking distance of Monkstown, Sandycove and Dun Laoghaire, with

a vast array of amenities, including Dun Laoghaire Shopping Centre and Bloomfield Shopping Centre. Nearby schools include CBC Monkstown, Newpark, Blackrock College, Rathdown, Castlepark, Sion Hill, The Harold and Monkstown Educate Together to name but a few. The city centre is easily accessible via the DART which is a walk away and via numerous bus routes including the 46A. One of the properties most attractive features is the close proximity to the coast in particular Dun Laoghaire Harbour with its yacht clubs and piers.

SPECIAL FEATURES

- » Extending to 221sq.m/2,380sq.ft
- » Period features retained throughout
- » Potential for mews development
- » End of terrace
- » Historic property completed in 1861
- » 100 ft rear garden with access
- » Close to shops and amenities
- » Probably Dun Laoghaire's premier residential address
- » Residents permit parking
- » Access to Royal Terrace Park
- » Close to excellent public transport links including Dart and Bus.

ACCOMMODATION

ENTRANCE HALL

1.95m x 8.9m (max.) (6'40 x 29'2)

Black and white polished granite chequered floor, original decorative plaster coving, ceiling rose, built in butlers half table, radiator cover, stair case rising to the first floor with white painted balustrade, polished mahogany hand rail, mushroom coloured carpet

DRAWING ROOM

5.8m (max.) x 4.8m (19'03 x 15'75)

Original stripped and polished solid wood flooring, decorative plaster coving, ceiling rose, radiator cover, wood panelled bay window with original shutters, blackout window blinds, white painted curtain rail with pair of double lined silk curtains, open fire with marble fire surround with cast iron inset, slate hearth, picture rail, double doors opening to dining room with original architrave and bi-folding doors

DINING ROOM

4.8m x 4.6m (15'75 x 15'09)

Dual aspect room, original stripped and polished solid wood flooring, original decorative plaster coving, ceiling rose, curtain rail with pair of double lined silk curtains, original folding shutters, open fire with white marble fire surround, cast iron inset and grate, slate hearth, radiator cover, five lamp decorative cut glass chandelier, TV point

ENTRANCE LEVEL RETURN/ OFFICE

2.35m (max.) x 3.55m (7'71 x 11'65)

Dual aspect room, solid wood floor, panelled walls, shelf, radiator cover, door to garden, ceiling light with art nouveau stained glass shade

GARDEN LEVEL LOBBY

1.53m x 1.8m (max.) (5'02 x 5'91)

Door to front garden, door to storage area under front steps

GARDEN LEVEL HALL

1.85m x 5.1m (max) (6'07 x 16'73)

Built in under stairs storage, ceiling light with shade

KITCHEN/ BREAKFAST ROOM

6.92m x 4.48m (max.) (22'7 x 14'7)

Terrocota tiled floor, built in hand crafted solid wood kitchen painted in a delightful shade of duck egg, solid black granite work top, breakfast bar, island unit, wall and floor units, one and a half sink with draining board and mixer tap, recessed lighting, Bosh dishwasher, six ring dual fuel Smeg range cooker with double oven, wooden shelf, Siemens double American style fridge freezer with ice maker, two ceiling lights with Nautical style lamp shades

FAMILY ROOM

4.43m x 4.5m (14'53 x 14'76)

White Laura Ashley flooring, built in hand crafted wooden storage and shelving surrounding the room, radiator cover, recessed lighting, cast iron Victorian fire surround with inset tiles, open fire, cast iron grate and hood, slate hearth, TV point, French doors to sunken outdoor entertainment area, door to hall with stained glass panels

GUEST W.C.

2.52m x 1.79m (8'27 x 5'87)

W.c., Belfast style sink, chrome mixer tap, recessed lighting, built in storage, Whirlpool dryer, Bosch washing machine

RISING TO FIRST FLOOR

FIRST FLOOR RETURN

FAMILY BATHROOM

2.77m x 2.51m (max.) (9'09 x 8'23)

Tiled floor, part tiled walls, w.c., pedestal sink, cast iron bath tub, chrome bath/shower mixer, ceiling light with art nouveau style stain glass shade, blackout blind, shelf, built in hot press, wall mounted towel holder, corner shower with stainless steel and chrome shower screen

UPPER LANDING

2.2m x 2.6m (7'22 x 8'53)

Mushroom coloured carpet, five lamp ceiling light, access to attic space

MASTER BEDROOM

4.48m x 3.21m (14'7 x 10'53)

White painted solid wood floors, radiator, five lamp chandelier, pair of lined curtains, original shutters

WALK IN WARDROBE 1

2.16m x 1.3m (max.) (7'09 x 4'27)

WALK IN WARDROBE 2 / ENSUITE (INCOMPLETE)

1.31m x 2.26m (4'3 x 7'41)

BEDROOM 2

5.55m (max.) x 3.6m (18'21 x 11'81)

Original solid wood stripped and polished floors, plaster coving, original shutters, blue chequered curtains, built in wardrobe, cast iron fire surround, slate hearth, ceiling light, radiator

BEDROOM 3

3.36m x 3.57m (11'02 x 11'71)

Original solid wood stripped and polished floors, plaster coving, original shutters, built in wardrobes, ceiling light, radiator







OUTSIDE

Outside Entertainment Area

4m x 5m (13'12 x 16'4)

Limestone paving, exterior sockets, railway sleeper steps, raised entertaining deck with wooden balustrade

Rear Garden

33m x 7m (108'27 x 22'97)

Laid out with an attractive mix of decking, grass, planted beds and mature planting, bounded by attractive granite walls with pedestrian rear access allowing for potential mews development subject to planning

Front Garden

9.7m x 7m (31'82 x 22'97)

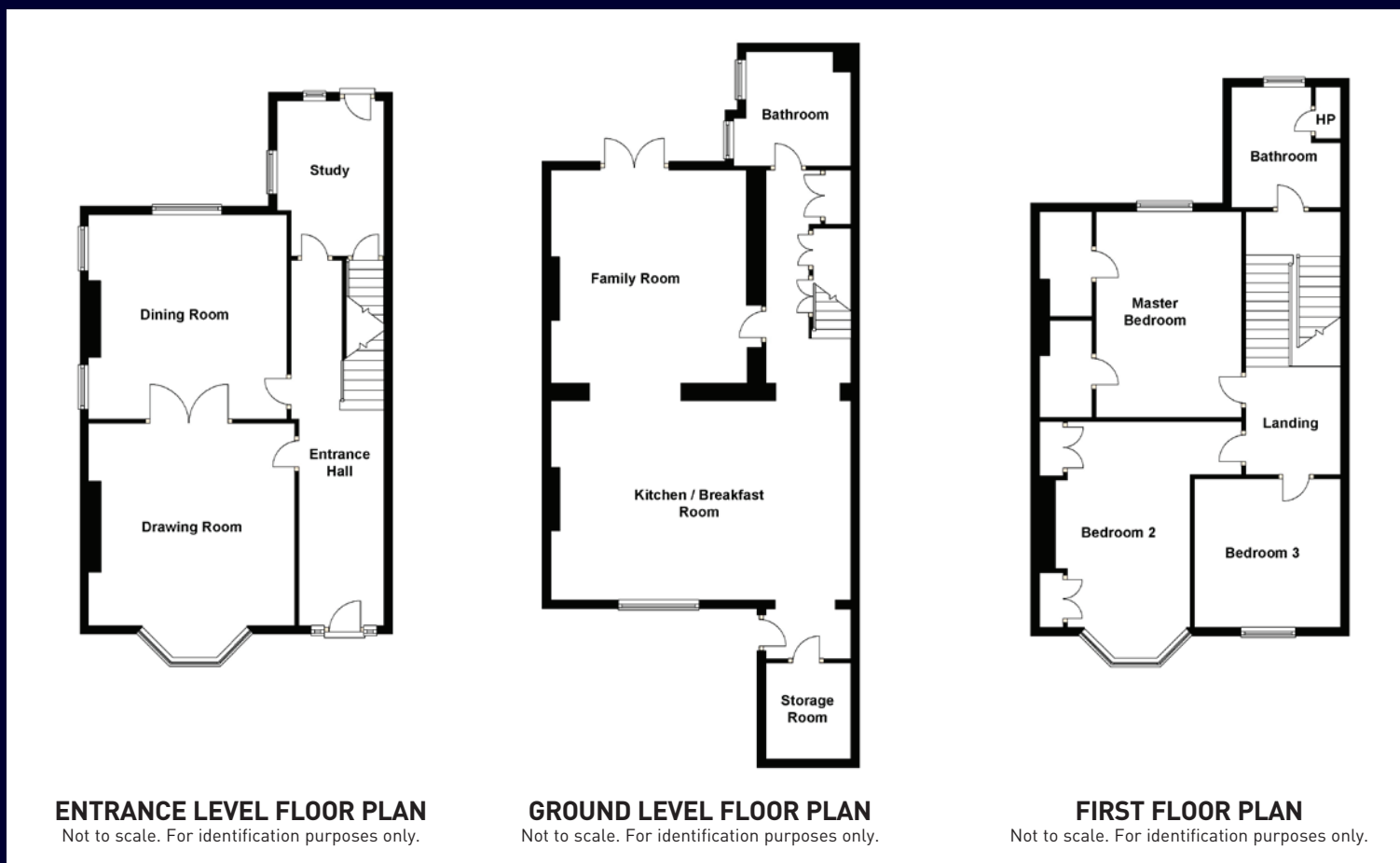
Bounded by cast iron railings and gate, landscaped with Liscannor stone flags, raised gravel bed with mature planting, steps to garden level, granite stairs to entrance level, boot scraper, original coal hole cover

DIRECTIONS

Coming from town direction along Tivoli Road turn right at traffic lights on to Royal Terrace West, continue along Royal Terrace West and property is the last on right hand side.

VIEWING

By appointment only through sole selling agents Hunters Estate Agent. Contact our Dalkey branch ph: 01 2751640 or email: info@huntersestateagent.ie



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