



THE CLIPPER

8 Anglesea, Crofton Road, Dun Laoghaire, Co Dublin A96 KO6X

BER Exempt

Sherry
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THE CLIPPER, 8 ANGLESEA, CROFTON ROAD, DUN LAOGHAIRE, CO DUBLIN A96 KO6X



IMAGINE WAKING UP EVERY DAY TO A MAGICAL SEAVIEW, THIS DREAM CAN BECOME A REALITY IN THE CLIPPER, 8 ANGLESEA. LOCATED WITHIN THIS EXCLUSIVE BOUTIQUE DEVELOPMENT, FEATURING JUST 13 UNITS, THIS SMALL COMMUNITY CREATES A SENSE OF WARMTH AND BELONGING. BEAUTIFULLY RENOVATED BY BURKE BUILDERS C. 2019, THE BUILDING ONCE SERVED AS THE ANGLESEA ARMS HOTEL, WHICH ADDS A UNIQUE CHARM AND CHARACTER TO THE PROPERTY. THE ATTENTION TO DETAIL IN THE RENOVATION IS EVIDENT THROUGHOUT, WITH PERIOD FEATURES SUCH AS TALL CEILINGS AND ORNATE PLASTERWORK ENHANCING THE PROPERTY'S UNIQUE APPEAL.

82 sq. m / 883 sq. ft

For Sale by Private Treaty

BER Exempt

SPECIAL FEATURES

- Exclusive seafront development
- Approx 82 sq m of luxuriously appointed accommodation
- Presented in pristine condition throughout
- Lift
- One underground designated car parking space
- Individual storage unit in basement
- Period features to include intricate ceiling cornicing & sash windows with working shutters
- Close to DART, Dublin Bus Routes and the Aircoach

DESCRIPTION

On arrival into the breathtaking communal entrance hall, you will be instantly impressed. As you ascend the original grand staircase the beautifully crafted wooden balustrades and intricate cornicing catch your eye, setting the tone for the elegance that awaits.

No 8 is located on the first floor and boasts an expansive living area extending to approximately 82 sq m, each room is designed with large sash windows that flood the space with natural light and provide stunning vistas of the sea. The high ceilings and thoughtfully designed layout create a sense of openness, perfect for both entertaining guests and enjoying quiet evenings at home.

The entrance hallway features panelled walls and access to a practical utility cupboard, cloaks' cupboard and guest w.c. The living room is truly impressive with a ceiling height of over 12', stunning cornice plasterwork, window shutters and marble fireplace combine to create an opulent and wonderful living space. The living room leads through to the kitchen/dining room featuring white timber units with integrated kitchen appliances and granite countertops. The main bedroom, with two large sash windows enjoying the wonderful seaview has the additional benefit of a luxuriously appointed ensuite bathroom complete with slipper bath. The second bedroom, a generous double, also enjoys the seaview and is ensuite.

Conveniently located on Crofton Road within a stone's throw of an extensive range of both essential and social amenities. Scenic coastal walks are available on the West & East Piers whilst there is a choice of shopping facilities on hand in the town centre. The Pavilion Theatre and IMC cinema are also close by. The boutique villages of Monkstown and Glashule bookend the locality and boast specialist boutiques, restaurants, cafés and delicatessens. The area is well serviced by public transport links with the DART and several Dublin Bus routes providing swift and easy access to the city centre.

In conclusion, with its prime location, chic interiors blending historic charm with modern convenience, The Clipper, 8 Anglesea is not just an apartment; it's a place to call home. The unique features and stunning sea views create an inviting atmosphere that makes it an ideal home catering to the desires of a diverse range of buyers. So, whether you are looking for a serene sanctuary or a lock up and go residence, don't miss the opportunity to make this remarkable property your own.

ACCOMMODATION

Entrance Hall: with paneled walls, tall skirting boards, ceiling coving, cloaks' cupboard.

Utility Cupboard: with Electrolux dryer and Zanussi washing machine.

Guest W.C.: ceiling coving, w.c., wash hand basin inset in vanity unit with mirror and light over, tiled floor, heated towel rail, partly panelled walls.

Living Room: intricate cornice plasterwork and centre rose, sash window with working shutters, tall skirting boards, feature marble fireplace with gas coal effect fire, herringbone timber floor, sash windows with working shutters.

Kitchen/Dining Room: intricate cornice plasterwork and centre rose, sash window with working shutters, tall skirting boards, wall and floor mounted, white timber units with granite countertops and antiqued mirror splashback, integrated Neff dishwasher, Neff electric hob and double oven and integrated Neff fridge freezer.

Bedroom 1 (main): sash window with working shutters, fitted wardrobes, ceiling cornicing and centre rose, tall skirting boards. Door to:

Ensuite Bathroom: monochrome tiled floor, slipper bath, pedestal wash hand basin with vanity mirror and light over, heated towel rail, ceiling cornicing and centre rose.

Bedroom 2: sash window with working shutters, fitted wardrobes, ceiling cornicing and centre rose. Door to:

Ensuite Shower Room: wash hand basin inset in vanity unit with mirror and light over, fully tiled shower cubicle with bi-fold glass door, heated towel rail.







Floor Plan



SELLING AGENTS

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