



1 Summerhill Parade, Sandycove, Co.Dublin

 **HUNTERS**
ESTATE AGENT

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BER **D1**



For Sale by Private Treaty

Hunters Estate Agent is delighted to introduce this superb Edwardian property in the heart of Sandycove. Extending to circa 139sq.m / 1,496sq.ft (excluding studio of a further 25 sq.m/270 sq.ft) the property which is currently in use as an alternative and complementary medicine centre could easily be converted back to fully residential usage (subject to planning permission). Set in an unrivalled location midway between Glasthule Village and Dun Laoghaire and a stone's throw from the seafront.

Throughout the property period features have been retained where possible and there is a lovely quality of light. Outside to the rear there is the added advantage of a detached garden room/office of a further 25 sq.m/270 sq.ft with a w.c. and small kitchenette.

Upon entering the property one is welcomed by a generous reception hall which leads to all the principal rooms. To the left is the drawing room with bay window and period fire surround (this room was originally larger and included the current dining room), to the right off the inner hall there is a playroom/family room. To the rear there is a dining room and kitchen. Also at this level is a spacious guest w.c.

Rising to the first floor one finds a large hall leading to the four bedrooms, two double rooms and two singles along with a further w.c. There is also ample built-in storage in the hall. Outside to the front there is gated off-street parking. To the rear wooden vehicle gates lead to a wrap around yard with potential for further car parking.

There would further be the potential to create an attractive town garden. There is the added benefit of a large garden room/office of a further 25 sq.m/270 sq.ft. Should this not be required however, there is further opportunity to create a lovely garden with a southerly aspect in its place.

Glathule Village with Cavistons, Mitchells, and boutique shopping is a short walk away along with all the conveniences of Dun Laoghaire including shopping centres, cinema and restaurants on your doorstep. The property is located 200m away from the Sandycove Dart Station and 400m from the seafront.

SPECIAL FEATURES

- » Potential to create stunning 3/4 bedroom home.
- » Off street parking.
- » Gated side vehicular access.
- » Extending to circa 153sq.m/1,646sq.ft (excluding studio of a further 25 sq.m/270 sq.ft).
- » Superb location close to amenities.
- » Excellent transport links with DART station opposite and bus service.
- » Two minutes walk to the sea front.
- » Five minutes to Glathule Village.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

3.32m (10.89ft) x 4.45m (14.60ft)

W.C.

1.56m (5.12ft) x 2.00m (6.56ft)

DINING ROOM

2.45m (8.04ft) x 4.46m (14.63ft)

PLAY ROOM

4.10m (13.45ft) x 3.77m (12.37ft)

KITCHEN

2.34m (7.68ft) x 3.12m (10.24ft)

GARDEN ROOM

5.81m (19.06ft) x 4.15m (13.62ft) (Max Measurement)

W.C.

FIRST FLOOR

W.C.

ROOM 1

2.47m (8.10ft) x 2.82m (9.25ft)

ROOM 2

1.97m (6.46ft) x 2.06m (6.76ft)

ROOM 3

3.20m (10.50ft) X 4.78m (15.68ft)

ROOM 4

4.15m (13.62ft) X 3.73m (12.24ft) (Max measurement)



BER DETAILS

BER: D1
BER Number: 111450763
Energy Performance Rating: 245.37 kwh/m2/yr

DIRECTIONS

FROM DUN LAOGHAIRE:
Coming from Dun Laoghaire pass by The Peoples Park and continue along Summerhill Road. Take a left immediately once you pass over the DART line (opposite the Sandycove/Glathule DART Station) on to Summerhill Parade and the property will be on your right hand side.

FROM GLASTHULE:
Coming from Dun Laoghaire pass by The Peoples Park and continue along Summerhill Road. Take a left immediately once you pass over the DART line (opposite the Sandycove/Glathule DART Station) on to Summerhill Parade and the property will be on your right hand side.

VIEWING

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



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