

# For Sale

Asking Price: €2,300,000

Sherry  
FitzGerald



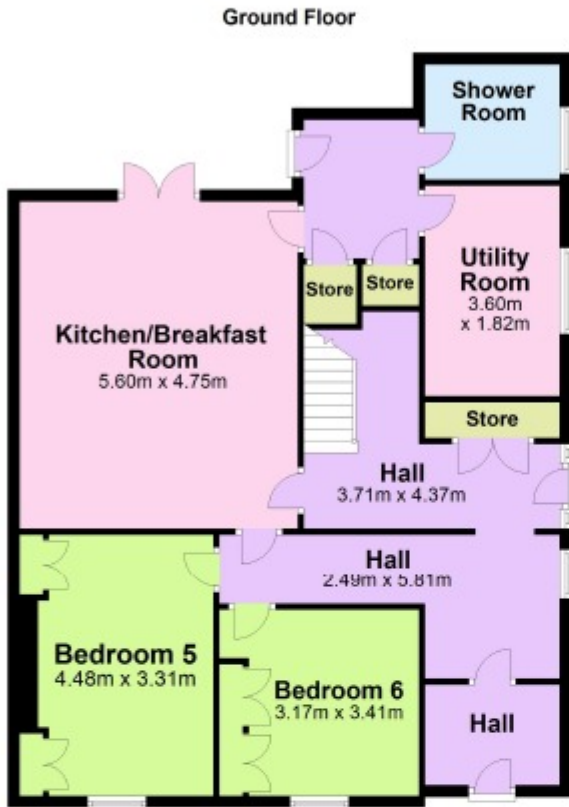
Victoria Lodge, 9 Seafield Avenue,  
Monkstown, Co. Dublin, A94 CX78

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BER Exempt

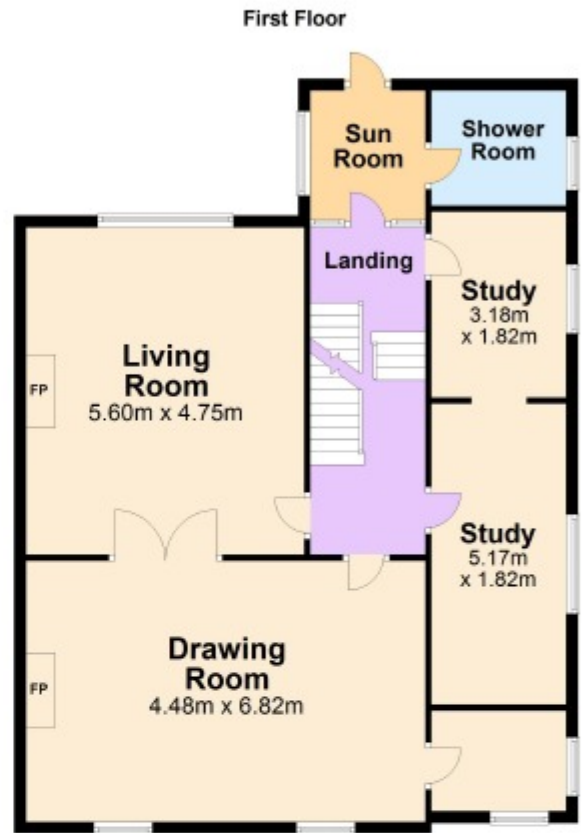


GROUND FLOOR



GROUND FLOOR

FIRST FLOOR

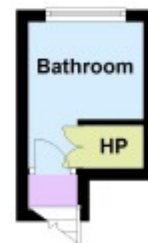


FIRST FLOOR

Second Floor



Third Floor











Sherry FitzGerald are delighted to present Victoria Lodge, a most charming and elegant three storey semi detached period residence.

The house retains all the original Victorian features such as high ceilings, attractive fireplaces, shutters and ceiling plasterwork. This very well cared for home also features a glorious, totally private west facing garden and sea views from many of the rooms.

Upon leaving the spacious hall way you enter the large country style Kitchen/Breakfast room which has doors out to the garden and a separate utility room.

There are also two double bedrooms, and shower room on the ground floor. On the Hall floor return there is a pretty sunroom with a shower room off and a small office.

There are two very fine light filled interconnecting reception rooms on the First floor; one has a small ante room which has beautiful sea views over Dublin Bay. There is also a well fitted Study/ Home Office. On the top floor there are four further bedrooms, two of which are doubles and a family Bathroom which is located on the return.

Victoria Lodge is located on Seafield Avenue, one of Monkstown's premier residential roads, conveniently positioned between Monkstown Road and

Seapoint Avenue with the ever-popular village of Monkstown just a five-minute stroll away. Steeped in Victorian heritage, with many of the shops retaining their Victorian facades, Monkstown has become an increasingly popular 'go to' destination with an excellent selection of cafés, restaurants, and boutiques to enjoy. Recreational amenities are in abundance in the nearby environs with swimming at Seapoint, sailing facilities in the four Yacht clubs in Dun Laoghaire, tennis in Monkstown Lawn Tennis Club and De Vesci Tennis Club, and scenic coastal walks along the West and East Piers. For more extensive shopping, Blackrock and Dun Laoghaire are both close by. There is an excellent choice of local schools, and good access to many of South County Dublin's well-regarded secondary schools.

The DART at Salthill Station is a five-minute walk away and a number of Dublin Bus Routes together with The Aircoach pass through Monkstown Village making a commute to the city centre & Dublin Airport both a rapid and easy journey.

## ACCOMMODATION

Floor Area: 280 sq. metres / 3.015 sq.feet

Entrance Porch: Original hall door with fanlight overhead, black and white tiled floor.

Glazed door to

Inner Hall: Attractive window to the side, walk in cloak room and side entrance.

Two steps up to corridor leading to

Bedroom 5: Double bedroom to the front with laminate flooring, built in wardrobes, original shutters and large window overlooking the front garden.

Bedroom 6 : Double bedroom to the front with laminate flooring, original shutters and large window overlooking the front garden.

Kitchen: Large country style kitchen with extensive range of built in wall and floor units with black marble worktops and splashback, ceramic tiled floor, recessed lighting, black Aga cooker, Siemens dishwasher, Kenwood aluminium American fridge/freezer, double doors leading out to the sun terrace. Door to

Boot Room: Tiled floor with walk in storage, hot press with immersion heater, door to garden.

Utility Room: Tiled floor with fitted cupboards and presses and plumbed for washing machine.

Shower Room: Fully tiled with stand in shower, wash hand basin and wc.

First Floor Return

Sun Room: Charming bright room with two windows overlooking the rear garden, tiled floor and glazed roof.

Shower Room: Fully tiled with stand in shower, wash hand basin, wc and window to the side.

Home Office: Window with sea view, steps to archway to first floor

First Floor

Study: Excellent range of built in shelving and cupboards and study desk, ceiling coving. Large window with lovely sea views.

Drawing Room: Spacious room with impressive marble fireplace, ceiling cornicing and centre rose. Original varnished floor, two sash windows overlooking the front garden. Two steps up to a "Widows Peak" viewing area with two windows and a window seat enjoying great sea views over Dublin Bay. Folding doors to

Living Room: Spacious room to the rear with original polished timber floor, ceiling cornicing and fireplace (with gas fire), large picture window overlooking the rear garden.

Stairs to return with window over the garden and stairs to Top Floor.

Landing: Side window with great sea view over to Howth.

Bedroom 1: Double bedroom to the front with sea views, built-in wardrobes, wash hand basin with drawers underneath.

Bedroom 2: Double bedroom to the front with built-in wardrobes, wash

hand basin with drawers underneath, and sea views.

Bedroom 3: Single bedroom to the rear with window overlooking the garden, carpet flooring.

Bedroom 4: Single bedroom with built-in wardrobes, carpet and window overlooking the rear garden.

Steps up to

Bathroom: Fully tiled with bath, hand shower, wash hand basin, wc and window. Hot press with immersion heater.

## GARDEN

Delightful old world style garden facing west with lawns surrounded by granite walls, extensive paved sun terrace perfect for outdoor dining and entertaining. Box hedging and pathways lead to the main garden which is an oasis of peace and calm with lawn, well planted flowerbed borders with a great variety of flowering plants and shrubs. Pedestrian access to Belgrave Square. Timber garden shed. Boiler house with gas fired burner.

Attractive front garden with lawn, flowerbed borders, old granite walls and gravelled area providing very good off-street parking.

## SPECIAL FEATURES

- Beautiful period home.
- Six bedrooms and three Bathrooms
- Superb sea views.
- Close to Monkstown Village.
- Good transport links.
- Glorious private west facing rear garden.
- Pedestrian access to Belgrave Square.
- GFCH.

## BER

BER Exempt











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