

For Sale

Asking Price: €1,125,000

Sherry
FitzGerald



58 York Road, Dun Laoghaire,
Co. Dublin A96 A9R6

sherryfitz.ie - make and view offers 24/7

BER E1





Step into a world of elegance and charm at 58 York Road, where classic allure meets modern sophistication. This magnificent double-fronted villa stands as a testament to architectural beauty, perfectly positioned just a stone's throw from Dun Laoghaire and Monkstown. As you ascend the granite steps, framed by cast-iron railings, you're greeted by an inviting façade that hints at the treasures within. This meticulously curated residence showcases a harmonious blend of traditional craftsmanship and contemporary design, creating a living space that is not only visually stunning but is highly functional. Whether you are a family seeking a nurturing haven or an individual in pursuit of a refined yet manageable lifestyle, this home caters to every need. From the moment you step through the front door, you'll feel the unique essence that makes this property truly special. Each room tells a story of thoughtful design and timeless elegance, ensuring that the charm of this period home is preserved while offering all the modern conveniences you desire. On entering the floodlit entrance hall, one is immediately impressed by the ceiling height and spaciousness, giving a hint of what awaits. To the right of the entrance hall are the formal interconnecting reception rooms adorned with folding double doors, stunning feature fireplaces and beautifully stripped and polished timber floors adding warmth and character to the ambiance. These spaces can be used to suit your needs – whether you seek to use as separate rooms or grand entertaining. To the left of the entrance hall is the main bedroom with fitted slide robes and cleverly one of the panels opens to provide access to the "Jack and Jill" bathroom which is also accessed from the entrance hall. The bathroom is luxuriously appointed with a cast iron slipper bath and separate shower cubicle. Stairs descend to the garden level which also can be accessed from the front of the property.

On this level, there are two generous double bedrooms, a guest wc and under the stairs is a cupboard housing the gas fired central heating boiler and a Bosch washing machine. The kitchen and dining room are open plan and span the depth of the property. Bathed in natural light, the kitchen features modern, cream wall and floor mounted with integrated appliances and the dining room with wall to wall sliding patio doors opening out to the decked patio. The front garden with mature shrubbery provides a secluded setting. Stepping outside, the walled private rear garden offers a serene retreat from the hustle and bustle of daily life. The outdoor space is perfect for 'al fresco' dining, gardening, or simply enjoying a quiet moment. The property is conveniently located on York Road which divides Monkstown to the west and Dun Laoghaire to the east, both of which are easily accessible. Dun Laoghaire is a beautiful coastal town with a magnificent pier providing beautiful walks, yacht clubs and a marina together with a range of both social and essential amenities to include an array of shopping facilities, library, theatre and cinema. In the quaint Village of Monkstown an eclectic mix of boutiques, cafés, bars and restaurants are to be enjoyed. The area is well serviced by excellent public transport facilities including the DART and numerous bus routes providing regular and convenient services to the City Centre. 58 York Road provides the perfect balance of tranquillity and accessibility. With its combination of period charm and modern amenities, this home is a rare find that is sure to impress any discerning buyer. Don't miss the chance to make this exquisite villa your new home.

Accommodation

Entrance hallway: Stripped and polished timber floor, ornate ceiling cornicing and coving, two centre roses and feature archway.

Drawing room: overlooking the front garden, detailed ceiling cornicing, feature fireplace with cast-iron tiled inset and slate hearth, stripped and polished timber floor, folding doors leading to:

Sitting room: overlooking the rear garden, feature fireplace with cast-iron inset and slate hearth, stripped and polished timber floor.

Bedroom 1: overlooking front garden, built in slide robes, door to:

"Jack and Jill" bathroom: overlooking the rear garden, standalone shower cubicle with glass enclosure, wash hand basin set on vanity unit with storage beneath, vanity mirror with light, cast iron slipper bath, bidet, WC, heated towel rail, tiled floor, ceiling coving, recessed lighting.

Downstairs: Entrance door from the front of the property into lobby area.

Hallway: with under stairs cupboard housing gas fired central heating boiler and Bosch washing machine.

Guest WC; tiled floor, WC, wash hand basin with vanity mirror over.

Bedroom two: overlooking the rear garden, laminate floor.

Bedroom three: overlooking the rear garden, laminate floor, cast-iron fireplace.

Kitchen: Overlooking the front garden, tiled floor, range of cream wall and floor mounted units with tiled splashbacks, integrated five ring gas hob, Zanussi double oven, Kenwood microwave, Bosch dishwasher, integrated fridge freezer. Open plan to:

Dining room: overlooking the rear garden, timber floor, wall to wall sliding patio doors leading out to the rear garden.



BER

BER E1, BER No. 117184952

Energy Performance Indicator: 304.53 kWh/m²/yr



Open 24/7

REGISTER NOW TO SEARCH FOR
PROPERTIES, MAKE AND VIEW
OFFERS, ANYTIME YOU LIKE.



24 HOUR
ACCESS



SEARCH



BOOK
VIEWINGS

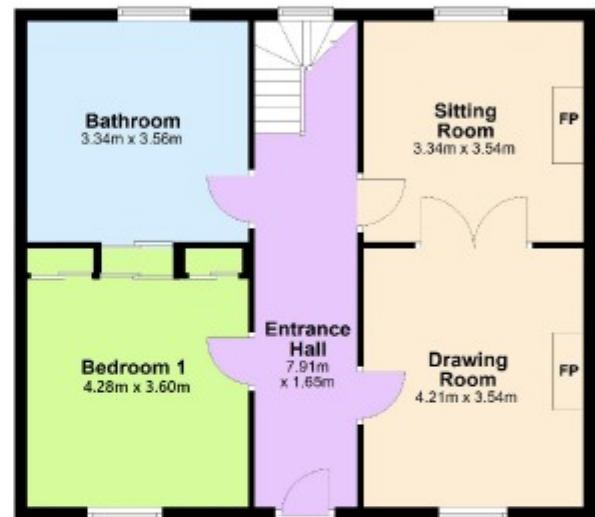


MAKE
OFFERS

Basement



Ground Floor



**Sherry
FitzGerald**

NEGOTIATOR

Jacqui McCabe
Sherry FitzGerald
35 George's Street Upper
Dun Laoghaire Co. Dublin
A96 NW94
T: 012844422
M: 0862603646
E: jacqui.mccabe@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Tara Cassidy
T: 0874451212
M: 0874451212
E: tara.cassidy@sherryfitz.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.