



44 Belgrave Square West, Monkstown, Co.Dublin

 **HUNTERS**
ESTATE AGENT

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BER Exempt





For Sale by Private Treaty

Belgrave Square is a quiet enclave of Victorian townhouses set in the heart of Monkstown, one of the most desirable residential squares in Dublin built circa 1850's. Do not miss an opportunity to acquire a position overlooking the square and with sea views to Howth and Dun Laoghaire. Number 44 Belgrave Square West is 4 bedroom home laid out over 3 storeys with a separate basement level. It is perfectly positioned taking full advantage of all that is on offer by its peaceful surroundings. Having been upgraded over the years by its current owners it offers excellent period accommodation in turnkey condition with a modern contemporary feel.

The exterior red brick façade sets the tone of what lies behind with many original features throughout the property. Many changes have been made to its layout since it was first bought back in 2003 when it was set out in separate apartments, the mix of new and old has been tastefully implemented to create a homely atmosphere. Measuring an impressive 450sq.m/4,843sq. ft approx., the internal accommodation offers well-proportioned bedrooms and living areas. The orientation allows for natural light to flood the property through the large viewing windows, further enhanced by the high ceilings. The basement level is currently sectioned off from the main residence and set out as two apartments. It is possible to reinstate this section back into the main home if one desires, but also could serve as an added income as a rental or accommodation for an au pair and/or grandparent.

The westerly facing garden to the rear is very low maintenance with sandstone paving and partly lawned area. It can be accessed from the entrance level and the basement level. There is a sold brick storage shed for garden tools. To the front granite stone steps and cast iron railings lead up to the double front doors. There is also a partially lawned area to the front which could be turned into a driveway for additional parking subject to planning permission, and steps leading to the basement entrance. Parking is on street with ample permits available from the local council.

With only a couple minutes' walk to Monkstown Village there is an enviable selection of boutiques, restaurants and gourmet shops including a branch of Avoca at your fingertips. It is an easy walk to both Blackrock and Dun Laoghaire allowing one to enjoy both the pleasure of fine restaurants and enjoyable coastal walks. There is superb public transport with the Dart Station at Salthill. Nearby schools include CBC Monkstown, Scoil Lorcain, Blackrock College, St. Andrew's, Castlepark Dalkey, Loretto Dalkey, Sion Hill Blackrock, the Harold and Monkstown Educate Together to name but a few. The location offers a myriad of parks and the popular People's Park with its weekly market is within walking distance. For those water enthusiasts there is local swimming at Seapoint, and Dun Laoghaire offers four yacht clubs.

SPECIAL FEATURES

- » Impressive accommodation extending to 450sq.m/4,843sq.ft
- » Original fireplace surrounds in many rooms
- » Original floorboards in hallways, stairs and on first floor in Living/Dining Room
- » Sash windows throughout
- » Soundproofing layer between basement and entrance level.
- » Breath-taking views of Dun Laoghaire and Howth
- » Gas-fired central heating
- » Re-wired and re-plumbed in 2003
- » Re-roofed and insulated in 2006
- » Cast iron radiators throughout
- » New boiler installed
- » Under floor heating in main bathrooms
- » Belgrave Square park is privately owned by all residents
- » Excellent public transport links including Dart at Seapoint
- » Located at the heart of Monkstown



ACCOMMODATION

ENTRANCE PORCH

2m (6.56ft) x 1.5m (4.92ft)
Original tiled floor, double doors to front, coat area, double doors to hall.

ENTRANCE HALL

1.8m (5.94ft) x 12.4m (40.68ft)
Solid wood floor, high ceilings, ceiling rose and cornicing, stairs to upper level, under stair storage, access to garden.

KITCHEN

6m (19.69ft) x 5.1m (16.73ft)
Solid wood floors, beautiful fitted units, 5 ring range master and oven, pull out larder, open fireplace, large feature window overlooking garden, ceiling cornicing, Island unit with integrated sink, dishwasher, electric sockets, Whirlpool double fridge freezer.

DINING/LOUNGE AREA

5.1m (16.73ft) x 6.3m (20.67ft)
Overlooking Belgrave Square, ceiling cornicing, ceiling rose, double windows to front, shutters, open fireplace with marble mantle, fully carpeted.

BATHROOM

4.6m (15.90ft) x 3.9m (12.80ft)
Spacious bathroom with monochrome tiled floor, dual aspect views, window seating area, wash-hand basin, w.c., free standing bath with shower.

FIRST FLOOR RETURN

BEDROOM 3

4.4m (14.44ft) x 4.1m (13.45ft)
Double room, dual aspect, solid wood floors, sash windows, stained glass hall windows.

FIRST FLOOR

5.8m (19.03ft) x 4.9m (16.08ft)
LIVING/DINING ROOM: formal room with views over square, ceiling cornicing, ceiling rose, dining area, 2 open fireplaces, sash windows, solid wood floor.

DRESSING ROOM

4.8m (15.75ft) x 2.3m (7.55ft)
Currently fitted out for a walk-in wardrobe, bay window, seating area, overlooking square.

LANDING

2m (6.56ft) x 4.8m (15.75ft)
Seating area, solid wood floor.

SECOND FLOOR RETURN

BATHROOM

4.8m (15.75ft) x 3.9m (12.80ft)
Feature built-in bath with power washers, rain shower feature, cream fitted tiling double sink units with Adelphi brass taps, wall mounted mirror, sash window overlooking rear garden, built-in storage, privacy shutters.

SECOND FLOOR

MASTER BEDROOM

5.8m (19.03ft) x 4.9m (16.08ft)
Large master room with open fireplace and stunning sea views across Dun Laoghaire, fully carpeted, storage units.

BEDROOM 2

5.8m (19.03ft) x 4.9m (16.08ft)
Large double room to rear, open fireplace, cream carpet.

LANDING

2m (6.56ft) x 3.9m (12.80ft)
Solid wood floors, sky light.

BEDROOM 4

5m (16.40ft) x 2.4m (7.87ft)
Large single room, sea views to Howth and Dun Laoghaire.

BASEMENT APARTMENT 1

ENTRANCE HALL

1m (3.28ft) x 7.2m (23.62ft)
Storage press.

LIVING ROOM

4.1m (13.45ft) x 4.3m (14.11ft)
Wood burning stove, carpet.

KITCHEN

2m (6.56ft) x 3m (9.84ft)
Fitted units, door to garden, laminate floor.

BATHROOM

1m (3.28ft) x 2.7m (8.86ft)
Wash-hand basin, w.c., shower.

BEDROOM

4.5m (14.76ft) x 2.5m (8.20ft)
Double room, built-in wardrobes.

APARTMENT 2

KITCHEN

3.2m (10.50ft) x 2.7m (8.86ft)
With fitted units, overlooking front garden.

LIVING ROOM

3.2m (10.50ft) x 3.4m (11.15ft)
Open fireplace, views to front garden.

BEDROOM

3m (9.84ft) x 5.1m (16.73ft)
Double room.

BATHROOM

1m (3.28ft) x 2.7m (8.86ft)
Wash-hand basin, w.c., shower.

STUDY ROOM TO THE REAR

4.6m (15.09ft) x 1.7m (5.58ft)
Access to rear garden







DIRECTIONS

Coming from city centre, travel along the Rock Road and then take a left onto Monkstown Road, take the fifth turn left onto Belgrave Square West and the property will be on your left.

BER DETAILS

This property is a protected structure therefore is BER Exempt.

VIEWING

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



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