

Coonan
PROPERTY

51 STRAND ROAD
Sandymount, Dublin 4



51 Strand Road

Magnificent 3/4 bedroom period residence with uninterrupted views across Sandymount Strand. 51 Strand Road extends to approx. 2,519 sq.ft. (234 sq.m.) with the added benefit of a long and bright west facing rear garden suitable for a possible mews development subject to relevant planning permission.

This very fine residence boasts rooms of generous proportions whilst also retaining a wealth of period detail such as ornate plasterwork and original fireplaces.



3/4 Bedrooms



3 Reception Rooms



3 Bathrooms

For Sale by Private Treaty

Guide Price:

Excess €1,350,000



The Property

51 Strand Road is positioned on the corner of Gilford Avenue and Strand Road and boasts a long west facing rear garden with possible mews development potential to the rear, subject to relevant planning permission.

Although requiring refurbishment throughout this very fine residence boasts rooms of generous proportions whilst also retaining a wealth of period detail such as ornate plasterwork and original fireplaces.

The spacious proportions extend to approx. 234 sq. m. / 2,519 sq. ft. and provide all that a discerning purchaser requires in this desirable location.

Accommodation briefly comprises of an entrance porch, hallway, guest wc, dining room and drawing room. Upstairs there are three bedrooms, ensuite and family bathroom whilst at garden level there is living room, kitchen / breakfast room and study (bedroom 4).

The property enjoys one of Dublin's most convenient and popular locations, having all of Sandymount's many amenities within walking distance. Sandymount Village and Ballsbridge are within proximity and offer a vast array of coffee shops, restaurants, bars and boutiques. Some of Dublin's premier schools including St. Michael's, Muckross Park, Teresians and Blackrock College, to name but a few, are all easily accessible.

Public transport is well catered for with Sandymount DART station only a short stroll away as well as multiple bus routes.

Strand Road is also just a short distance from some of Dublin's principal places of business such as Fitzwilliam Square, Merrion Square, Baggot Street, Leeson Street and the IT Hub at Grand Canal Dock. Numerous sports grounds are also close by including the RDS and Lansdowne Lawn Tennis Club, while The Aviva Stadium and Lansdowne Football Club are both within striking distance.



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Accommodation

GROUND FLOOR:

Entrance Hallway

1.993m x 2.73m

Ceiling cornicing, dado rail.

Inner Hallway

1.976m x 6.072m

High ceilings, ceiling cornicing, dado rail.

Drawing Room

5.253 x 4.213m

Box Window (2.657m x 1.533m)

Front aspect with walnut floors, high ceilings, ceiling cornicing, rose centrepiece, picture rail and original marble fireplace with tiled hearth and tiled inset. Window seat in box window with stunning views across Sandymount Strand and Dublin Bay. Folding double interconnecting doors lead to:

Dining Room

4.302m x 5.185m

Box Window (2.719m x 1.464m)

Rear aspect with walnut floors, high ceilings, ceiling cornicing, rose centrepiece, picture rail, with original marble fire place with tiled hearth and tiled inset.

Guest w.c

1.638m x 2.272m

Wc, whb and airing cupboard with mashing machine.



Accommodation

GARDEN LEVEL

Lower Hallway

7.373m x 1.945m

Dado rails, storage beneath front granite steps (potential wine cellar), feature arch double doorway with brick surround leading into:

Living Room

4.822m x 4.207m

Recessed ceiling lighting, shelving, raised brick feature open fireplace with double doors leading to front patio area. Also with double doors leading to:

Kitchen

5.598m x 4.951m

Range of fitted wall and base kitchen units, tiled floor, integrated oven and hob, free-standing fridge-freezer and sliding glass patio doors to rear garden.

Study (Bedroom 4)

5.426m x 2.657m

Overlooks the rear garden with fitted shelving.

Family Bathroom

1.677m x 2.920m

Wc whb, bath with Triton electric shower. Tiled floor and splashback.



Accommodation

FIRST FLOOR:

Upstairs Landing

Feature arched window with lead and stained glass overlooking rear of property. Attic access, ceiling cornicing and dado rail.

Bedroom 1

3.584m x 5.455m

Front aspect with ceiling cornicing, picture rail, wall lighting and built-in wardrobes

Ensuite

1.8m x 2.064m

Wc, whb, shower cubicle with Triton electric shower, fully tiled.

Bedroom 2

5.533m x 4.326m

Rear aspect, ceiling cornicing, picture rail and built-in wardrobes.

Bedroom 3

4.425m x 3.186m

Front aspect, ceiling cornicing, picture rail, built-in wardrobes and stunning views across Sandymount Strand and Dublin Bay. Hot press.



Floor Plans

Internal area approx.
234 sq. m. / 2,519 sq. ft.



Additional Information

- Magnificent 3 / 4 bedroom period home
- End terrace residence
- Requires refurbishment throughout
- Mews development potential (subject to planning permission)
- Stunning views over Sandymount Strand
- Gas fired central heating
- Long and bright west facing rear garden

Outside

West facing rear garden (71m x 6m) which is walled on all sides and boasts an array of mature trees, shrubs and planting. Paved patio area with Barna shed with BBQ area. Predominantly laid in lawn.

Side door to Gilford Avenue.

Potential for mews development (subject to planning).

Front garden walled on all sides, with cast iron hand gate and cobbleblock pathway leading to granite steps to hall door. An array of mature trees, shrubs and hedging help

Services:

Mains water, mains sewage







DIRECTIONS

Eircode: D04 WY07

VIEWING

By appointment at any convenient time

CONTACT INFORMATION

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