

BER EXEMPT



41 Clarinda Park East
Dun Laoghaire, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY

41 Clarinda Park East, Dun Laoghaire, Co. Dublin

This is a wonderful Victorian residence dating from approximately 1850 positioned in the centre of this desirable terrace in the heart of Dun Laoghaire within a stone's throw of the main street, seafront, and DART. A gracious period home of elegance and style which extends to approximately 301sq.m (3,240sq. ft) and offers exceptionally generous room proportions.

Approached by granite steps the hall door opens into a magnificent entrance hall with ornate cornice work, centre rose and ornamental arch. The two magnificent interconnecting reception rooms off the hall have beautiful ornate cornice work, centre roses and matching black marble fireplaces.

At the hall return is the first of the six bedrooms and a guest w.c., with four bedrooms positioned at the upper floor levels and two at the basement level. The extremely impressive sitting room at the first-floor level not only enjoys ornate cornice work and a beautiful white marble fireplace, it has wonderful views from the bay window over the rooftops of Clarinda Park East, and Dublin Bay to Howth. The remaining accommodation briefly comprises of a living room, kitchen and a shower room at the basement level together with a bathroom and separate w.c. at the first-floor return.

This exceptionally fine home is further enhanced with a westerly facing rear garden of approximately 12m (39ft) incorporating a large garage with vehicular opening to a private lane which is accessed from Clarinda Park West.

The location of this home is second to none being situated only minutes' walk away from the seafront at Dun Laoghaire and all local amenities in Dun Laoghaire town centre and Glasthule and Sandycove village. Including the People's Park. There is an excellent selection of primary and secondary schools in the surrounding area as well as a wide choice of eateries, recreational and leisure facilities, swimming at the Forty Foot, tennis in the local tennis clubs and extensive marine activities in the Dun Laoghaire yacht clubs and harbour. The area is extremely well served by public transport and numerous bus routes including the number 7 and 46A and the DART at Glasthule/ Sandycove on your doorstep all offering ease of access to the city centre and beyond. The Aircoach service operates on the hour providing an express route to Dublin Airport.

Features

- Prestigious highly regarded residential address
- Spacious generously proportioned living accommodation of approximately 301sq.m (3,240sq. ft)
- A sunny west facing rear garden of approximately 12m (39ft)
- Large double garage with access onto a private vehicular lane
- Close to the superb convenience and amenities in Dun Laoghaire, Glasthule, Sandycove, and Monkstown
- Many period embellishments of its era fully intact
- Gas fired central heating
- Surrounded by a host of excellent primary and secondary schools
- Wonderful recreational and leisure facilities on the doorstep
- A protected structure
- Residential disc permit parking
- A stroll from Glasthule / Sandycove DART Station and a regular bus service



Accommodation

Entrance Hall: 2.05m x 11.40m (6'9" x 37'5") with ornate cornice work, centre roses, fuse board and ornamental arch

Drawing Room: 4.85m x 5.80m (15'11" x 19') with wide plank timber floor, bay window, ornate cornice work, centre rose, bay window, matching open fireplace with black marble surround, cast iron inset and tiled hearth, window shutters, double bi-folding doors to the

Dining Room: 4.80m x 4.60m (15'9" x 15'1") with matching open fireplace with black marble surround and cast-iron inset, ornate cornice work, centre rose, window overlooking the rear garden and window shutters

Hall Return

Bedroom 1: 4.20m x 3.65m (13'9" x 12') with cast iron fireplace, ceiling coving, window overlooking the rear garden and window shutters

Guest WC: with wc and wash hand basin

First Floor Return: 4.35m x 3.7m (14'3" x 12'2") overall to include

Bedroom 2: with cast iron fireplace, window shutters and ceiling coving

Bathroom: with bath with shower attachment, wash hand basin, fully tiled walls and ceiling coving

Separate WC

First Floor

Landing: 2.05m x 4.60m (6'9" x 15'1") with beautiful feature skylight with ornate plasterwork surround

Sitting Room: 7.00m x 6.05m (23' x 19'10") with bay window overlooking the front, timber floor, beautiful white marble fireplace with cast iron inset, ornate cornice work and centre rose

Bedroom 3: 4.60m x 4.80m (15'1" x 15'9") with a black marble fireplace with cast iron inset, window shutters, centre rose, ceiling coving and timber floor

Second Floor Return

Bedroom 4: 3.65m x 6.90m (12' x 22'8") with ceiling coving, Velux window, bay window, window shutters, cast iron fireplace

Garden Level

Lobby: with under steps storage

Kitchen: 2.00m x 5.05m (6'7" x 16'7") with a range of fitted cupboards and units, sink unit, tiled splashbacks, plumbed for washing machine, provision for electric cooker and door to the

Living Room: 4.80m x 4.60m (15'9" x 15'1") with Ideal Logic gas boiler with digital controls underneath, tiled floor and door out back to the

Hall: 2.10m x 5.85m (6'11" x 19'2") which leads to the

Inner Lobby: with door to the rear garden

Bedroom 5: 2.95m x 4.60m (9'8" x 15'1") with fitted mirrored sliderobe wardrobe, a fireplace, ceiling coving and hot press with dual immersion and timer

Bedroom 6: 4.33m x 3.65m (14'2" x 12') the window has been replaced with PVC coated aluminium window

Shower Room: with step in shower, wc, wash hand basin, tiled floor, fully tiled walls and heated towel rail

Outside: To the front is a railed garden with granite steps leading to the front door. Steps to the side lead to the lower basement level. The sunny west facing rear garden measures approximately 12m (39ft) and incorporates a large garage measuring 4.90m x 6.60m (16'1" x 21'8") with a solid timber sliding door connecting to the rear vehicular lane accessed from Clarinda Park West.

BER Information

BER: Exempt

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FLOOR PLANS Not to scale - for identification purpose only.

Garden Floor



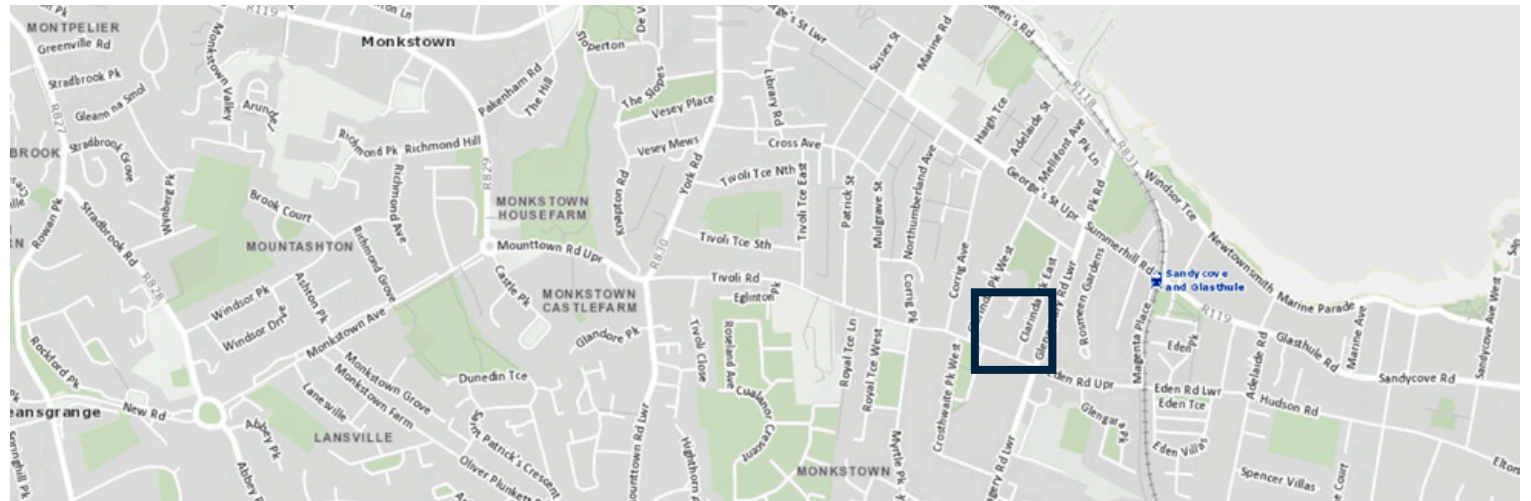
Hall Floor



First Floor



Second Floor



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