

For Sale

Asking Price: €975,000

Sherry
FitzGerald



7 Crofton Mews, Stable Lane, Dun Laoghaire,
Co Dublin. A96 A379

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BER C2





Stable Lane is a lesser travelled and little known terrace of pretty mews houses partitioned from the seafront by just a single row of period homes. The origins of this home are still evident in its beautiful cut stone facade, but the current owners undertook the most wonderful program of renovation and extending to create what is now the most impressive home, hidden from plain sight and just a few short steps from the harbour's edge.

The pretty planting of the streetscape along the perimeter of the property, reminiscent of cobbled French backstreets, suggests that there is perhaps something a little bit special beyond the sage green entrance and as the gate opens, a beautiful courtyard surrounded by a masterfully designed extension reveals itself. The modern addition onto the traditional facade sits beautifully together and the manner in which it has created and encases a courtyard ensures enjoyment of this feature area all year around.

The entrance hall is a lovely large space for welcoming people. What is currently in use as a generous study could very simply be repurposed as a generous third bedroom. A spacious store and utility room could also be repurposed on account of its spacious proportions. The kitchen area is now open to the extension which comprises a large light filled living/dining room which is drenched with natural light from the floor to ceiling glazing which incorporates access to the courtyard. A shower room completes the accommodation at this level. Upstairs on the landing, a large Velux window invites in the natural light and large storage cupboards line the hallway. There are two double bedrooms, both of which are nicely arranged and there is also a bathroom.

The location of this property is superb. Meer steps away there is direct access to the beautiful Dun Laoghaire Harbour and seafront with its abundant mix of marine leisure amenities and multiple yacht clubs. Both Dun Laoghaire town and the village of Monkstown are close by for all your daily needs and excellent local transport links will ease your commute to further destinations.

SPECIAL FEATURES

- Stunning extension marrying old and new perfectly
- Beautifully appointed throughout
- Two designated parking spaces
- Just a few steps from Dun Laoghaire Harbour
- GFCH 122sqm approx.
- Underfloor heating in the living / dining area
- Alarm

ACCOMMODATION

Entrance Hall: Limestone floor with under floor heating, console shelf.

Shower Room: Tiled floor and walls, walk-in shower cubicle, w.c., w.h.b., wall mounted medicine cabinet

Study/Bedroom 3: Extensive fitted shelving, recessed lighting, dual aspect.

Store/Utility Room: Tiled floor, fitted storage, wall mounted cloaks area, plumbed for washing machine

Kitchen: Fitted shaker style units, granite countertop, Siemens oven, Siemens electric hob, de Dietrich extractor hood, pull out larder, integrated dishwasher, tiled splashback, display shelving, recessed lighting, limestone floor with underfloor heating, open through to...

Living/Dining: Limestone floor with underfloor heating, recessed lighting, sliding doors which open out to the courtyard, two light wells invite in additional natural light, recessed gas fired

First Floor

Landing: Wood floor, light bearing Velux window, hot press, attic access

Bedroom 1: Double bedroom, wood floor, dual aspect with Velux window

Bedroom 2: Double bedroom, dual aspect, wood floor.

GARDEN

The property encases a contemporary limestone courtyard for outdoor relaxing and entertaining which connects seamlessly with both the modern extension and cut stone façade of the original building. The beds that run along the granite perimeter walls are stocked with mature plants and shrubs. Outside the property has two designated parking spaces to the rear of the house.

BER

BER C2, BER No. 118424191

Energy Performance Indicator: 181.64 kWh/m²/yr





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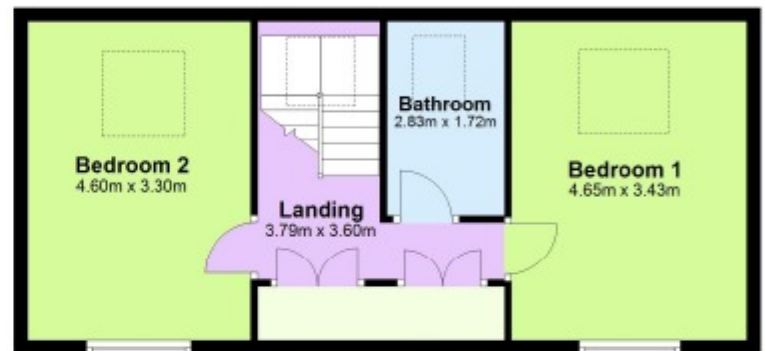


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Ground Floor



First Floor



NEGOTIATOR

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