



74 Monkstown Road
Monkstown, Co. Dublin

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INTERNATIONAL REALTY

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Features

- Exquisite period residence extending to approximately 315 sq. m. (3,391 sq. ft.)
- Meticulously upgraded and in turnkey condition throughout
- Presented with a seamless blend of period elegance and contemporary design
- Secure gated entrance with generous off street car parking and ev charger
- Control4 Smart Home system, allowing seamless control of lighting, heating, security, and entertainment at the touch of a button or via smartphone
- Control lighting across most rooms and the garden with programmable dimmer moods, zoned heating each floor independently controlled, multi room audio with built in speakers, kitchen, living room, tv room, bedrooms, bathrooms, tvs controlled in multiple rooms, tv room, kitchen, master suite. Master suite and bathroom with built in speakers.
- On demand gas boiler insuring unlimited hot water supply.
- Double glazed windows
- Gracious period reception rooms with soaring ceilings, intricate plaster work and original floorboards.
- Luxurious principal bedroom suite with walk in wardrobe and ensuite bathroom.
- Garden level open plan living and dining kitchen, with vaulted ceiling and expansive glazing.
- Beautifully landscaped mature and exceptionally private garden.
- Superb village setting, sea views and outlook across Monkstown Parish Church and Monkstown Crecent within a stones through of Monkstown Villages restaurants, cafes, artisan shops and coastal walks.
- Excellent transport links via DART at Salthill and Monkstown and Dublin Bus.
- Eircom phone watch
- Within close proximity to some of Dublin's most prestigious schools
- Fitted carpets, curtains, plantation shutters and kitchen appliances included in the sale.





Commanding a privileged position in the heart of Monkstown, this magnificent residence offers a rare opportunity for the discerning buyer to acquire a home of striking presence and timeless grandeur in an unrivalled location. Rising behind its granite steps and gated entrance, this splendid period house stands as both a landmark and a sanctuary.

From its lofty reception rooms to its contemporary garden-level living space, it is a home that celebrates scale, light, and design framed by spellbinding views of the chess-piece spire of Monkstown Parish Church, the graceful sweep of Monkstown Crescent, and the village rooftops beyond. To the front, the panorama is captivating, while to the rear rooftops and treetops tumble gently towards the sea. These are views to be savoured with the morning sun and lingered over at dusk, when the church's silhouette sharpens against the evening sky. The house is designed to embrace these vistas, to hold them close as though they were part of its very architecture.

With superbly versatile accommodation extending to approximately 315 sq. m. (3,391 sq. ft.), the residence offers beautifully balanced interiors across three levels. A gracious entrance hallway sets the tone with soaring ceilings, intricate plasterwork, and heritage-style diagonal black-and-white tiled floors - features that bring warmth, character and an immediate sense of history. The interconnecting reception rooms, with original timber floors, exude elegance and versatility, equally suited to formal entertaining or relaxed family living, with tall sash windows drawing natural light throughout the day.

At garden level, modern life takes centre stage. A spectacular open-plan living, dining, and kitchen space crowned by a vaulted ceiling and a striking exposed granite wall forms the true heart of the home. Expansive glazing dissolves the boundary between indoors and out, opening directly onto the landscaped garden. A bespoke kitchen island anchors the room, combining style with practicality. Also at this level are a spa-inspired bathroom, a generous double bedroom, and a fully fitted utility room.

Upstairs, the sense of space and light continues. Originally arranged as four bedrooms, this floor has been reconfigured for grandeur and comfort. The principal suite (once two bedrooms) is a luxurious retreat, complete with a large walk-in wardrobe and beautifully appointed ensuite. A further double bedroom and a triple-aspect study/bedroom, flooded with natural light and commanding sweeping village views, offer both flexibility and inspiration. A generous family bathroom with free-standing bath, oversized shower, and delightful views completes the accommodation.

To the front, secure off-street parking for multiple cars is enhanced by an E.V. charger and framed by mature planting, creating a welcoming first impression. To the rear, the private garden - approximately 15.5 metres (50 feet) long - has been thoughtfully and beautifully landscaped. A rich tapestry of specimen trees, shrubs, and seasonal planting creates a lush and tranquil haven, perfect for outdoor dining, entertaining, or simply unwinding in complete seclusion. A sheltered granite patio offers the ideal space for al fresco meals, with steps rising to a lawned area. A granite pathway leads to a second seating terrace at the garden's end, encouraging moments of quiet retreat. The garden is enclosed on all sides by a handsome feature granite wall, enhancing both character and privacy. At the far end, a stone-built shed with Velux roof light and water tanks adds practical storage while harmonising with the setting. By night, subtle garden lighting transforms the space into a magical retreat - a place to dine, entertain, or admire from the kitchen and dining room. Side access connects the garden seamlessly to the front of the property.

What truly elevates 74 Monkstown Road is its location. Life here is defined as much by its surroundings as by the house itself. Step beyond the gate and you are in the heart of Monkstown Village, alive with atmosphere and character. Morning coffee at Sprout or Avoca becomes part of the daily rhythm, while evenings unfold at celebrated restaurants such as Bresson or Brasserie 8A all within a short stroll. Independent boutiques offer artisan produce, design-led fashion and interiors, adding further vibrancy to village life. The sea is ever-present. A brief walk brings you to the shoreline, whether for a bracing swim at Seapoint or a leisurely coastal stroll towards Sandycove or Blackrock. Sailing enthusiasts will find the yacht clubs of Dún Laoghaire close by, their masts dotting the horizon.

Connectivity is exceptional. The DART at Salthill and Monkstown places Dublin city centre within easy reach, while nearby Blackrock and Dún Laoghaire provide further shopping, dining, and cultural opportunities. Some of the country's most highly regarded primary and secondary schools are also within close proximity, ensuring practicality as well as pleasure.

To live at 74 Monkstown Road is to embrace a lifestyle that is both cosmopolitan and coastal - an elegant village setting with the sea at its doorstep, the city within easy reach, and the finest of Dublin's amenities all around.



Accommodation

Entrance Hall: 2.12m x 9.5m (6'11" x 31'2") Fan light over front door, intricate ceiling moulding and centre rose, ceiling coving, tiled floor.

Drawing Room: 6.6m x 5m (21'8" x 16'5") This magnificent triple aspect room has three sliding sash windows overlooking Monkstown Road and Monkstown Parish church with working shutters, pitch pine wide plank original timber floor boards, terrific original marble fireplace with raised granite, intricate ceiling coving, magnificent centre rose and picture rail antique style radiators and sliding pocket doors leading through to a sitting room.

Sitting Room: 6.6m x 4.8m (21'8" x 15'9") With two sliding sash windows overlooking rear garden with working shutters, pitched pine original wide plank floorboards, antique style radiators, picture rail, ceiling coving, magnificent marble fireplace with wood burning stove inset and raised granite hearth. Large built-in bookcase. Surround system for TV with built in speakers in ceiling.

Guest WC: With tiled floor, corner wash hand basin, heated towel rail, antique style wc, sliding sash window to the side, fully tiled floor, hearth tiled walls, recessed down lighting.

Study/Bedroom 4: 2.8m x 3m (9'2" x 9'10") Triple aspect room with sliding sash windows and antique style radiator, ceiling coving, recessed down lighting and laminate flooring.

A flight of stairs leads to the first-floor landing

First Floor Landing: a beautiful space with a dual aspect overlooking both the Knox Hall on Monkstown Road and with tremendous views over Monkstown Village and churches. Ceiling coving, pull down ladder to an attic, magnificent arched window overlooking rear garden.

Principal Bedroom Suite: 4.8 (15'9")m x 6.6 (21'8")m (to include Ensuite & Walk In Closet) With ceiling coving, recessed down lighting, sliding sash window overlooking the rooftops of Monkstown and with views over the Dublin chimneys and Howth lighthouse in the wintertime, with working shutters, cast iron fireplace, television point and door to large walk in closet with excellent hanging, shelving and drawer space with recessed down lighting and door to large ensuite.

Ensuite Bathroom: Luxuriously appointed tiled floor, tiled walls, large step in shower unit with monsoon style head and additional telephone shower attachment, feature vanity wash hand basin and storage underneath, mirrored backlit medicine cabinet, large wall mounted mirrored cosmetic cabinet, Roca wc, heated towel rail, recessed down lighting, ceiling coving, sliding sash window with working shutters, overlooking the rooftops of Monkstown.

Bedroom 2: 4.9m x 3.8m (16'1" x 12'6") Sliding sash window overlooking garden to the front, ceiling coving, recessed down lighting and feature chimney.

Family Bathroom: Beautiful bathroom with dual aspect

overlooking Monkstown Road and with tremendous views over Monkstown Village to include both churches. Tiled floor, part tiled walls, fully tiled step in large shower unit with monsoon style head and additional telephone shower attachment, antique style wc, antique style feature wash hand basin (Burlington), wall mounted mirror with lighting on either side, feature free standing antique style bath with claw style feet, heated towel rail, ceiling coving, recessed down lighting and cast iron fireplace.

Garden Level Hallway: 2m x 8.3m (6'7" x 27'3") Features floating oak staircase with glass balustrade and oak handrail, door to side passage, phone watch alarm panel, recessed down lighting, door to storeroom.

Kitchen/Dining Room: 6.2m x 9.7m (20'4" x 31'10") Terrific open plan space with marble tiled floor, kitchen area very well fitted with a range of floor level units to include drawers and cupboards, stone work surfaces, integrated Miele dishwasher, undermounted one and a half bowl stainless steel sink unit with InSinkErator and stone splashback, Lacanche gas stove and oven with large Neff stainless steel extractor hood over, Liebherr fridge freezer and freezer, wine fridge. Large feature island with stone work surfaces, undermounted stainless steel sink unit and built in storage and Neff integrated microwave, recessed downlighting and large larder press with shelving unit to the side, television point, antique style radiator, dining area with wood burning stove and stone inbuilt seating, features stain glass window through to utility room, recessed down lighting, large atrium with 6 Velux roof lights flooding the space with natural light, feature exposed granite wall, antique style radiator. Four speakers at ceiling level.

Utility Room: 2.5m x 2.4m (8'2" x 7'10") With marble tiled floor, extensive floor to ceiling built in storage, with both boilers located here, recessed down lighting, plumbing for a washing machine and dryer, one and a half bowl stainless sink unit with storage underneath and feature stain glass window to the side, heated towel rail, door to rear garden, eircom phone watch.

Bathroom: Large bathroom with contemporary finish, fully tiled floors and walls, very large walk-in shower with monsoon style head and additional telephone shower attachment, heated towel rail, Roca WC and oversized Roca vanity wash hand basin with towel rack underneath, wall mounted, medicine cabinet, wall mounted mirrors with lighting over, opaque sliding sash window to the front, recessed down lighting.

Bedroom 3: 4m x 4.7m (13'1" x 15'5") Sliding sash window to the front, ceiling coving, recessed down lighting, feature chimney.

Storeroom: 2m x 3.6m (6'7" x 11'10") With tiled floor, electronics, cabinet, recessed down lighting, fuse board, alarm system, small window to the side.

BER Information

BER: Exempt

Eircode

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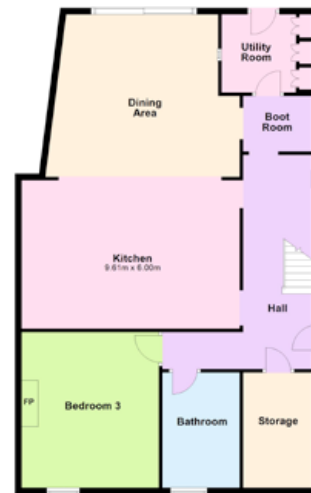
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FLOOR PLANS Not to scale - for identification purpose only.

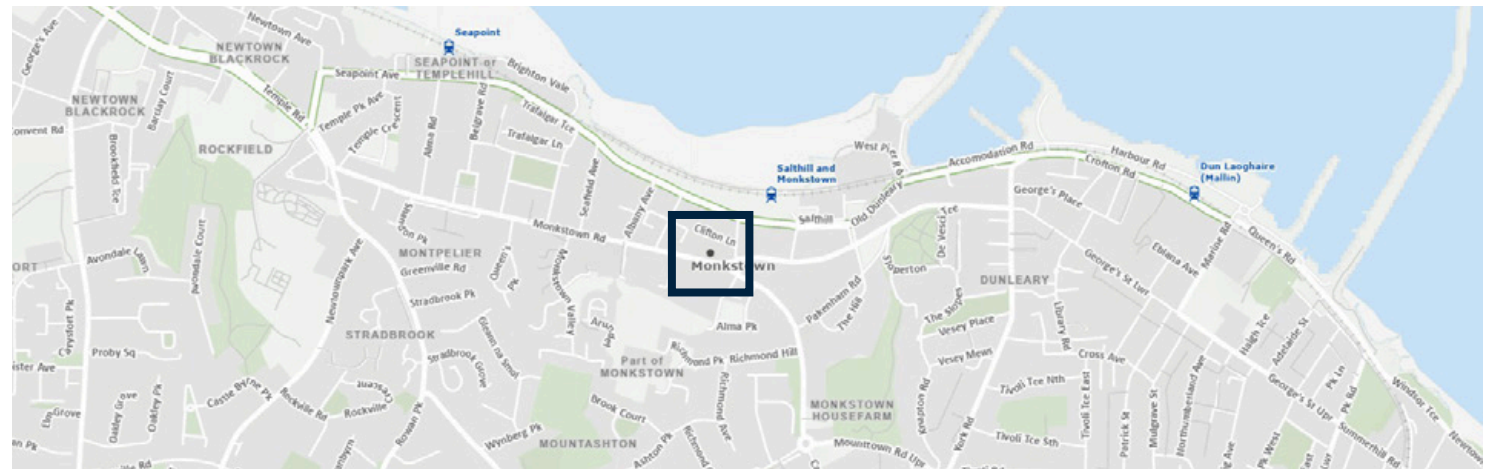
Garden Floor



Hall Floor



First Floor



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