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For Sale by Private Treaty

5 Eglinton Park, Dun Laoghaire, Co. Dublin.

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## For Sale by Private Treaty

# 5 Eglinton Park, Dun Laoghaire, Co. Dublin.



Allen & Jacobs is delighted to bring to the market this lovely double fronted Victorian residence tucked away in a quiet enclave overlooking Dun Laoghaire bowling club. Providing generous light filled well-proportioned accommodation c.315sqm/3,391sqft with many original period feature still intact, including; ceiling cornicing, centre pieces, architraves, fireplaces, skirting boards, sash windows and window shutters. The property is also further enhanced with a large garage to the side and secluded garden c.21m giving ample opportunity to further extend subject to any necessary planning permission.

Located just off Tivoli Road within easy reach of reach of Dun Laoghaire town and Monkstown village with its array of amenities including; shops, restaurants, libraries, parks and public transport (including DART station). There are also excellent sporting facilities within the area and the marine facilities in Dun Laoghaire including the harbour, marina and yacht clubs are only a gentle stroll.

Accommodation briefly comprises Reception hall, drawing room, dining room, open plan family room, kitchen/breakfast room, 5/6 bedrooms, study, utility, 3 x bathrooms, guest toilet/cloakroom and garage.

### At A Glance

- Double fronted period residence
- Generous well-proportioned accommodation c.315sqm/3,391sqft
- Many period features intact throughout
- Tucked away in quiet enclave
- High ceilings
- Secluded landscaped garden to rear c. 21m
- Large garage to side
- Off street parking for a further 2 cars
- Resident disc parking
- GFCH
- Pedestrian rear access
- Granite steps leading to entrance
- Monitored alarm
- Storage shed to rear
- Short stroll to Dun Laoghaire town
- Easy reach to Monkstown village
- TV & internet connection available

### Negotiator

Gary Jacobs MSCSI



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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### Notes:

### Accommodation

#### Hall Level

Reception Hall 8.06 x 2.12 Ornate ceiling cornicing, centre pieces and architraves

Drawing Room 8.06 x 4.48 Feature marble fireplace with marble hearth and insert, ornate ceiling cornicing and centre piece, dado rail, timber window shutters, double timber doors to roof terrace

Dining Room 8.06 x 4.36 Ceiling cornicing and centre piece, timber fireplace with marble insert and hearth, fitted gas fire, dado rail, window timber shutters

#### Return

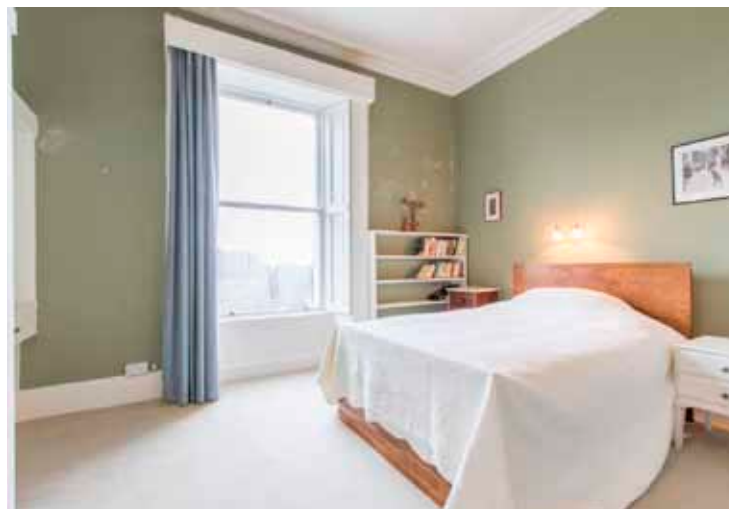
Cloak Room/Guest Toilet 2.71 x 2.12 Whb, wc, fitted shelved airing cupboard

#### First Floor

Bedroom 1 (rear) 4.41 x 3.98 Built in folding wardrobes, fitted whb, fitted mirror, ceiling cornicing, timber window shutters

Bedroom 2. (front) 3.93 x 3.78 Built in double wardrobes, timber window shutters, dado rail, ceiling cornicing

#### Ensuite



Bedroom 3. (front) 2.73 x 2.08 Access to attic, timber window shutters

Bedroom 4. (front) 4.51 x 3.92 Fitted gas heater, ceiling cornicing, centre piece, dado rail, TV point, timber window shutters

Bedroom 5. (rear) 4.48 x 3.97 Built in folding wardrobes, fitted whb, ceiling cornicing, timber window shutters

#### Return

Bathroom 2.71 x 2.12 Fitted bath with Mira Elite 2 electric shower, pedestal whb, wc, fully tiled walls and floor, access to attic

#### Basement

Entrance hall 3.44 x 1.77 Telephone point, alarm panel

Open plan family room 7.97 x 4.19 Fitted gas fire with slate hearth, brick fire breast, extensive fitted timber panelling/shelving and drawers, under stairs storage.

Study/Bedroom 6 4.31 x 3.4 Fitted whb, fitted mirror, built in shelving

Kitchen/Breakfast room 7.86 x 3.29 Feature gas Aga, recessed lighting, stainless steel sink unit, eye and floor level press units, plumbed for gas, tiled splashback, built in shelving and presses, fitted breakfast counter

Utility Airing press, door to garden



#### Return

Cloakroom/Lobby 2.01 x 1.24 Tiled floor, fitted shelving, door to garden

Bathroom 2.46 x 2.08 Fitted bath with shower attachment, fully tiled walls and floors, wc, pedestal whb, mirrored cabinet

#### Outside

To the front are granite steps with wrought iron railings leading to front door. There are 2 off street parking spaces in front of the garage where access is provided for through to the garden. Resident disc parking is also available on the road.

To the rear is a lovely landscaped garden c. 21m x 16.33m with a variety of plants, shrubs and mature trees. There is a pathway to a patio area and gazebo type structure to the rear. There is also a block built shed, boiler house and pedestrian rear access direct to Tivoli Road.

