

JOINT AGENT



**12 Summerhill Road,
Sandycove, Co. Dublin**



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A superior family residence, meticulously restored and presented Georgian two storey over garden, situated in this enviable Dublin coastal location, with panoramic views over, Dublin Bay, Killiney Hill and beyond.

Description

Ganly Walters is delighted to present No. 12 Summerhill Road to the market, a meticulously restored and presented double fronted family home, situated in this enviable Dublin coastal location convenient to all transport links including Sandycove/Glathule Dart station. Built in the early 1900's, the property was later stripped back to shell and core in 2006, undergoing complete renovation, transforming this beautiful period property in to a turnkey, modern architecturally designed family residence. While retaining many of the original features synonymous with its vintage including sliding sash windows complete with window shutters throughout, ornate cornice work and generous room proportions, the property combines 21st century convenience with Georgian grandeur, including high specification insulation to all interior and exterior walls, smart home technology installed throughout and a new roof incorporating solar panels providing hot water to the many ensuite bathrooms.

Approached by granite steps the accommodation, which stands an impressive 418 sq.m (4,500 sq.ft) approx. is entered through the columned door with fan light revealing the grand entrance hall with marble tiled floor, ornate coving and centre rose which leads to the four main reception rooms. To the left lies the drawing room and dining room which interconnect and feature 12ft high ceilings, Georgian marble fireplaces with brass insets, slate surrounds and hearths. To the right lies the exceptionally light filled tri aspect family room with feature marble fireplace, and solid wood flooring which perfectly flows through to the bespoke kitchen equipped with quality Neff integrated appliances, polished granite counter tops and island complete with built in wine cooler. Double doors lead to a raised deck area perfect for alfresco evenings and provide access steps to the lower garden. A guest w/c on the first floor return completes the accommodation on this level.

Upstairs, four generous double bedrooms with three tastefully appointed ensembles enjoy wonderful light through the long Georgian sash windows and elevated views over Dublin Bay, Howth, the Dublin Mountains and Killiney Hill. A family bathroom with deep set bath is fully tiled in marble and located on the second floor return completing the accommodation on the upper level.

Downstairs, the garden level can be independently accessed under the granite steps and presents a variety of possibilities for discerning purchasers including home

office and consulting rooms, independent living for a family relative or an additional rental income. The accommodation currently comprises a spacious entrance hall with two bedrooms/receptions, both generous in size, large utility/store room, two interconnecting reception rooms and a fifth bathroom completes the accommodation.

Outside, the front garden is landscaped and incorporates a large gravel drive providing ample off street parking and is secured behind classic wrought iron fence and electric gates. To the rear, a low maintenance garden has been professionally designed providing complete privacy and enjoys a perfect south east orientation.

Location

Prominently located on what is without doubt one of Dublin's most enviable coastal addresses and conveniently located being only minutes from the sea front and Peoples Park, with every possible amenity within easy walking distance. Some of Dublin's best known schools are a short distance away and of course all of the capital's major Third Level Institutions being ideally positioned opposite Sandycove/Glathule Dart station. The property enjoys easy access to the N11, M50 and many bus services on its door step.

Features

- Meticulously Refurbished Georgian Residence
- Fine Period Features
- Views to Dublin Mountains and Dublin Bay
- Walking Distance to a host of amenities
- Prime Dublin Coastal Location
- Low Maintenance Garden
- Bespoke Fitted Cabinets & Wardrobes
- Marble Floors & Wall Tiles
- Refurbished Original Sash Windows
- Quality Sanitary Ware
- Solar Panels
- GFCH
- Security Alarm Fitted Throughout
- Integrated Intercom System
- Landscaped Garden





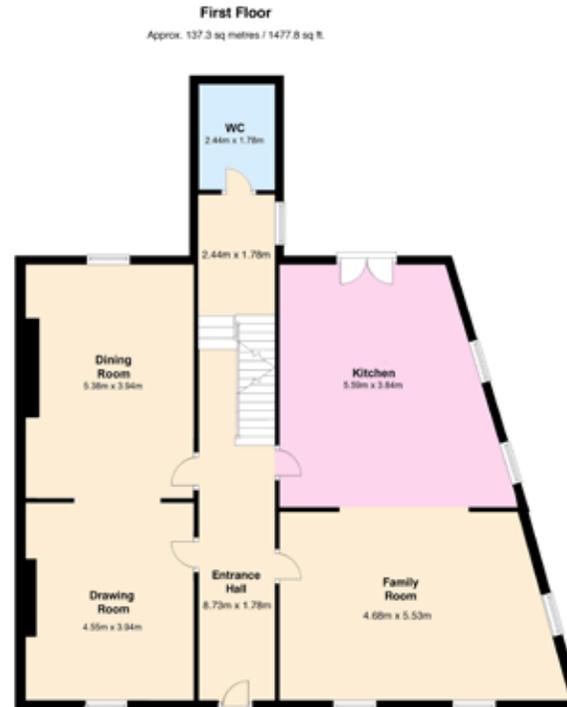
Living Accommodation
Approx. 418 sq metres (4,500 sq ft)

Reception Room/ Living and Circulation Areas

Kitchen

Bedrooms

Bathroom





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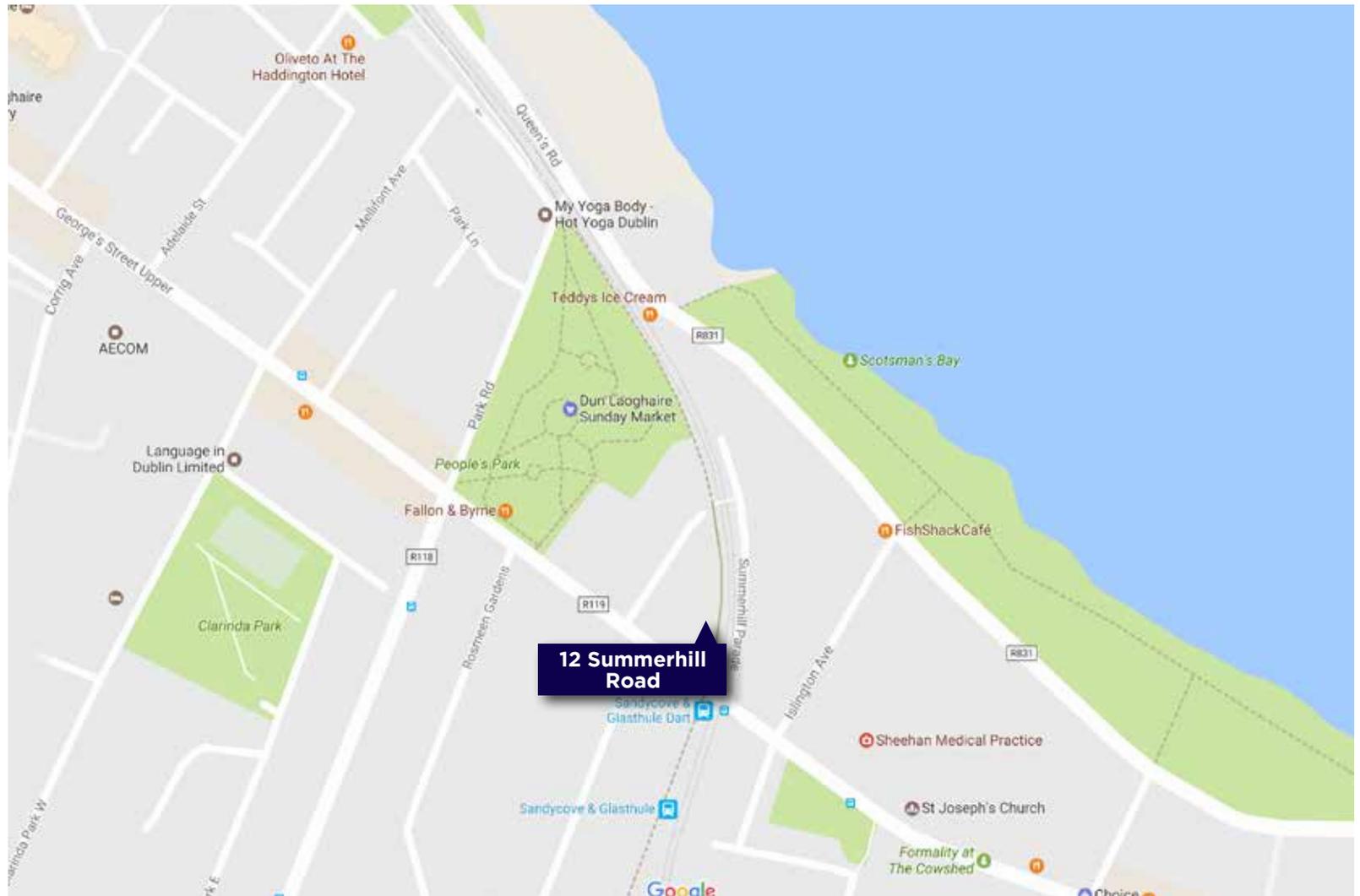
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Important Notice

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Directions

Driving from Ballsbridge, head south east on Merrion Rd/R118 for 4.4km continuing onto Rock Rd/N31. Turn left onto Newton Road and then right on to Seapoint Avenue driving along the coast and on past Dun Laoghaire Marina. Continue straight on the Queens Road and at Windsor Terrace turn right on to Islington Avenue. At the junction, turn right onto Summerhill Road and No.12 Summerhill Road will be on the right hand side opposite the Sandycove / Glashule Dart Station.

Viewing

Strictly by appointment through Ganly Walters.

BER Rating

BER Number 109610220
EPI: 145.14 kWh/m²/yr

BER B3