



36 Albert Road Lower, Glenageary,  
Co.Dublin

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent is very pleased to present 36 Albert Road Lower for sale.

Standing on c. 0.18 acre, the property offers huge potential to re-develop and re-model the existing house, subject to the necessary planning permissions, in order to fashion a fine family home, a short stroll from the bustling village of Sandycove and Glathule. The property is approached through a private driveway and is benefitted by generous off-street parking for ample vehicles and bordered by attractive mature box hedging and mature trees. Granite steps lead to a most appealing villa style façade complete with sash windows.

Upon entering the versatile accommodation, one is immediately welcomed by the light filled entrance hall of which a number of rooms span out. The ground floor briefly comprises, two double bedrooms and two reception rooms. The kitchen/dining room is entirely open plan and leads into a utility room and w.c. There are many original features to include sash windows, shutters and feature high ceilings.

Ascending to the first floor one must admire the staircase leading to the landing from which there is a very sensible use of storage space underneath. The first floor is complete by two further bedroom and a family bathroom.

Outside to the rear there is the most outstanding feature of the property, a large west facing private garden with patio, perfect for al-fresco dining. The large site offers the new owners the opportunity to further extend and re-model the existing property subject to the necessary planning permissions. There is also a gated side passage leading to a lean which has the added benefit of serving as a side access.

The property is located in an ideal position just a short six minute walk to both Glathule and Sandycove and is still within walking distance of Dalkey. Sandycove and Glathule which boast an array of wonderful eateries, bijou boutiques and very fine grocery shops. The promenade is a delight for an afternoon walk or an evening swim. There is easy access to the city centre on the DART and bus. Some of South County Dublin's most prestigious primary and secondary schools are located within close proximity including Castlepark, The Harold, Rathdown, St Joseph of Cluny and CBC Monkstown to name but a few. Finally, the area is also well serviced by public transportation including close proximity to the DART at Sandycove & Glathule, Aircoach, The M50 and N11 motorways offer easy access throughout Dublin city and surrounding areas.

## SPECIAL FEATURES

- » Excellent opportunity to fashion superb family home (subject to necessary planning permissions)
- » Currently extending to c. 135sqm /1,453sqft
- » Sitting on c. 0.18 acre of gardens
- » Short six minute walk to Sandycove & Glathule
- » Fifteen minutes walk to Dalkey
- » Off-street parking
- » Gas-fired central heating
- » Private west facing rear garden
- » Six minutes walk to DART
- » Close to some of Dublin's most prestigious schools
- » Excellent transport links including M50 and N11 motorways





# ACCOMMODATION

## ENTRANCE HALL

8.7m (28.54ft) x 1.44m (4.72ft)

Feature high ceiling measuring 2.9m in height, dado rail, laminate flooring, staircase rising to the first floor complete with understair storage.

## RECEPTION ROOM

4m (13.12ft) x 4.1m (13.45ft)

Laminate flooring feature open fireplace with timber surround and tiled inset and hearth, picture rail, decorative ceiling coving, sash windows with shutters.

## LIVING ROOM

4m (13.12ft) x 4.2m (13.78ft)

Laminate flooring, feature open fireplace with marble surround and tiled inset and hearth, picture rail, decorative ceiling coving, sash windows with shutters.

## BEDROOM 1

3.6m (11.81ft) x 4.2m (13.78ft)

Laminate flooring, feature fireplace, sash window with shutters.

## BEDROOM 2

4.19m (13.75ft) x 3.6m (11.81ft)

Laminate flooring, picture rail, door to rear garden, feature fireplace and built-in shelving.

## KITCHEN/DINING ROOM

7.59m (24.90ft) x 3.3m (10.83ft)

Range of fitted wall and floor units incorporating stainless sink unit, Neff eye level oven, Zanussi dishwasher, four ring electric hob with extractor fan above, ample dining space with built-in seating and panelling detail. Door to;

## UTILITY ROOM

2.34m (7.68ft) x 0.78m (2.56ft)

Worktop area and built-in storage. Sliding door to w.c. incorporating white suite with wash hand basin and built-in vanity unit, w.c, shower enclosure with Triton electric shower, ceiling light and Baxi gas boiler.

## FIRST FLOOR

### FAMILY BATHROOM

2m (6.56ft) x 1.38m (4.53ft)

White suite incorporating wash-hand basin, w.c., bath with tiles surround and Mira electric shower and shower screen.

### BEDROOM 3

3.28m (10.76ft) x 2.47m (8.10ft)

Laminate flooring, window to the side overlooking the rear garden, ceiling light, ensink.

### BEDROOM 4

3.47m (11.38ft) x 2.72m (8.92ft)

Painted cast iron fireplace, dual aspect, laminate flooring, ceiling light.



## REAR GARDEN

A most impressive extensive west-facing rear garden laid out in lawn and patio. The garden is boarded by stone walls to one side and mature hedging on the other. The rear garden is most private and not overlooked complete with mature trees and shrubs and a sunken trampoline.

## BER DETAILS

BER: F

BER Number: 113108492

Energy Performance Rating: 433.81  
kwh/m2/yr



## DIRECTIONS

Travelling from Dun Laoghaire on the coast road, turn right onto Marine Avenue, turn left onto Sandycove Road. Turn right onto Albert Road Lower, continue on straight through the traffic lights and number 36 will be on your right.

## VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: [dalkey@huntersestateagent.ie](mailto:dalkey@huntersestateagent.ie)



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

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