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# For Sale

Asking Price: €1,600,000



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.



Welcome to 19 Burdett Avenue, a truly exceptional and delightfully charming double-fronted Regency villa, boasting elegant proportions and timeless appeal. Perfectly positioned just a stone's throw from the vibrant villages of Sandycove and Glasthule and the Forty Foot, this home combines period grace with modern comforts - an ideal fit for professionals and empty-nesters alike.

From the moment you step through the front door, it's clear this is a very special home. Full of character and warmth, the house exudes happiness and has superb "bones," with high ceilings and generous room sizes throughout.

To the right of the entrance hall, the formal drawing room impresses with its fireplace, ornate ceiling coving, and picture rails. This elegant space enjoys a dual aspect, with a sash window overlooking the front garden and French doors opening onto the enchanting rear patio garden - perfect for entertaining or relaxing.

Also on the ground floor are two spacious double bedrooms and a beautifully appointed wet room styled by "Bath House Design." To the rear, the heart of the home lies in the inviting country-style kitchen, filled with rustic charm and warmth. It features a stable-style door opening into the rear garden and has clearly been the setting for many memorable gatherings. A separate outdoor utility shed offers practical storage, a sink unit, and dedicated laundry space.

Upstairs, the third double bedroom is a tranquil retreat with dual aspect windows and stunning views over Dublin Bay, accompanied by a neatly designed bathroom.

While the internal accommodation extends to approx. 118 sq. m (1,270 sq. ft.), the generous ceiling heights and clever layout give it an even more spacious feel.

Location, Location, Location!  
This enviable address places you moments from the picturesque coastal villages of Sandycove and Glasthule, offering a fantastic selection of restaurants, boutiques, and cafés. The iconic Forty Foot swimming spot is just at the end of the road, while Sandycove and Glenageary DART stations provide swift access to Dublin City Centre.

#### SPECIAL FEATURES

- Charming double fronted Regency style villa
- Beautifully appointed and tastefully extended accommodation with a floor area of 118 sq. m (1,270 sq. ft)
- Highly desirable residential location within walking distance of Sandycove & Glasthule villages
- Scotsman's Bay & Iconic Forty Foot swimming spot at the end of the road
- Beautifully planted and wonderfully mature front and rear garden – the rear enjoying a sunny westerly orientation.



#### ACCOMMODATION

**Entrance Hall**  
welcoming entrance hall original door with attractive stain glass inset and stained glass fan light, dado rail, ceiling coving. Stira stairs to attic space.

**Drawing room**  
beautifully appointed reception running from front to back with cast iron fireplace with tiled inset and open fire. Ceiling coving and centre roses, picture rail. French doors to rear garden.

**Bedroom 1**  
wonderfully bright double bedroom with cast iron fireplace with gas fire. Ceiling coving and picture rail.

**Bedroom 2**  
double room with exceptionally deep fitted wall to wall wardrobes.

**Wet room**  
designed by Bath House this superb and neat wet room incorporates w.c., wash hand basin, chrome heated towel rail and shower unit with retractable shower screen.

**Kitchen/dining room**  
superb country style kitchen with exposed timber beams, cream floor and eye level units with colourful tiled splashback, fridge, dishwasher, four ring gas hob, Siemens self-clean double oven. Versatile stable door to rear garden.

**Bedroom 3**  
double aspect, double room on upstairs return with sea views over Dublin Bay.

**Bathroom**  
with bath and shower attachment, pedestal wash hand basin and w.c.

**Utility Room**  
plumbed for washing machine, single drainer sink unit, fridge freezer and fitted storage units.

#### GARDEN

The gardens are as delightful as the interior. A gravelled pathway leads to the front door, framed by lawned areas and vibrant, mature planting and stunning sea views to Howth. The rear garden is equally charming, laid in cobblestone and enclosed by original granite walls, it enjoys a sunny westerly orientation. Rear access is available via double gates, providing off-street parking. Two garden sheds offer further convenience.

#### BER

BER Exempt

