



ATHASSEL

35 Silchester Road, Glenageary, Co. Dublin, A96 D2Y2

BER C1

Sherry
FitzGerald

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INTERNATIONAL REAL ESTATE



ATHASSEL, 35 SILCHESTER ROAD, GLENAGEARY, CO. DUBLIN, A96 D2Y2

For Sale by private treaty

BER C1

SPECIAL FEATURES

- Impeccable presentation
- Exquisite proportions
- Light filled throughout
 - Bulthaup kitchen
- Michael Bell principle en-suite bathroom
- Thoughtfully curated gardens

DESCRIPTION

Located in one of South County Dublin's most esteemed coastal suburbs, Athassel offers a unique blend of classic charm and contemporary enhancements, which successfully come together to create an exquisite family home that showcases great style, attention to detail, and craftsmanship in every corner. Nurtured by its owners, this residence has blossomed through ongoing improvements, reflecting a commitment to elegance and modern living, thoughtfully designed to elevate and enrich its inherent beauty. A home of impressive magnitude (421sq.m. / 4,531sq.ft. approx.), it embodies the essence of modern family living artfully encapsulated within a stunning Victorian masterpiece. It features much of its original character, including beautiful original hardwood floors, expansive sash windows that flood the accommodation with natural light and towering ceilings adorned with intricate plasterwork and in a captivating twist the recent addition of a spectacular ultra-modern double storey extension to the rear, serves to perfectly integrate a dining area with the kitchen, designed to ensure the continued presence of light while seamlessly connecting with the garden level, creating a space that is both functional and aesthetically pleasing.

The front of the property features a secure sliding gate that opens onto a gravelled parking area bordered with expertly stocked beds that have been meticulously cared for by green thumb owners and beautifully frame the property's handsome redbrick façade. The stunning approach features elegant granite steps leading to a sheltered portico, ideal for welcoming guests and preparing and recovering from the elements. As you enter, you'll be greeted by an abundance of natural light that floods the expansive hallway through original glass panels that flank the hall door and a west facing arched, sliding sash window with a stained-glass trim. The light harmoniously blends with the pale neutral flooring which enhances the warm atmosphere and complements the intricate ceiling coving and remarkable architectural details. The formal drawing room boasts soaring ceilings adorned with exquisite plasterwork, a striking marble fireplace with a gas fire, and an expansive bay window that natural light spills through. A cozy family room lies across the hallway and is enhanced by sliding sash windows and another feature fireplace. A glazed door leads into the Bulthaup kitchen which has an excellent array of storage and integrated top of the range culinary appliance with stainless steel countertops along with a feature island unit – the space is a true masterful

cooks' kitchen. A step down connects it to the newly built double storey extension which functions as a dining area at this level and is drenched in light from the ceiling lightwell and sliding doors out to the Juliette balcony. To ensure the light continues to permeate through the space the balustrade of the stairwell is also glazed and leads down to an entrance to the garden and connects through to the garden level study. There is less formal living on the garden level, which can also be accessed from a secondary entrance hall with wall to wall fitted storage. There is a large reception room that mirrors the formal drawing room in proportions (Once two rooms and easily returned to that configuration). It too has a bay window and currently functions as a casual games room and TV room. There is a large utility room that also functions as a secondary kitchen when required, and it easily connects to the upper kitchen via the newly added stairwell on the other side of the study. A family bathroom and fourth double bedroom en-suite complete the accommodation at this level. As you alight the stairwell to the top floor, your eye is drawn to the exquisite glass dome, an incredibly attractive and unique feature. It draws in an abundance of light which pours down the stairwell and serves to enhance the entrance hall also. The landing of the first floor has a library wall and leads to three double bedrooms, all of which have en-suite bathrooms. The principal bedroom spans the entire width of the house and yet again the prevailing light serves to enhance the wonderful space. It connects through to an extensive dressing room and a large and spectacular bathroom suite designed by Michael Bell. It is decorated with high gloss black surfaces that create a luxurious atmosphere while facilitating the natural light to bounce off the shiny surfaces.

To the rear of the house, there is an expansive garden which stretches to 98ft (30m), offering a serene outdoor retreat. Bordered by granite walls and adorned with thoughtfully curated flower beds, it provides both beauty and privacy. Thick evergreen hedging lines one side, enhancing the secluded feel of the space and the lush lawn invites relaxation and a superb area for outdoor entertaining and a great space for children to play in. A patio area is perfect for outdoor dining. Double gates ensure convenient side access for pedestrians and gardening equipment, making this garden a practical and picturesque addition to this home.



ACCOMMODATION

Entrance Hall: hall door flanked by light bearing glazing, porcelain tiles, intricate ceiling coving, centre rose, dado rail, antique radiator, decorative archway through to the centre hall with further intricate plasterwork on the ceiling, recessed lighting, feature curved sliding sash window with beautiful stained glass surround inviting incredible natural light into the hallway

Drawing Room: original wood floors, exquisite plaster work incorporating a very large centre rose and ceiling coving, picture rail, large bay window, further sliding sash window, marble fireplace with gas fire inset, antique radiators

Kitchen: porcelain floor, Bulthaup kitchen comprises extensive wooden cabinetry with well-designed storage incorporating cupboards, drawers, pull out larders, stainless steel worktops, integrated Gaggenau steam oven, integrated Gaggenau microwave, integrated Gaggenau hob with electric plates, gas burners and a heat plate, integrated Gaggenau extractor fan, Gaggenau double oven, integrated Gaggenau American style fridge freezer, picture rail, centre rose, ceiling coving, window which invites in the west facing light, stainless steel topped island unit with electrical points, incorporating further storage, sink and a Neff dishwasher. A step leads down to the dining area.

Dining Area: porcelain tiled floor, light bearing ceiling window, recessed lighting, sliding door out to the Juliet balcony, stairway to garden level

TV Room: porcelain tiled floor, two sliding sash windows with working window shutters, marble surround fireplace with open fire inset, picture rail, ceiling coving, centre rose

FIRST FLOOR

Landing: above you is an exquisite oval light dome surrounded by recessed lighting and ceiling coving, an extensive library wall has been designed by Poliform

Bedroom 1: wood floor, ceiling coving, Picture rail, sliding sash window, working window shutters

Dressing Area: Poliform designed with extensive fitted storage, ceiling coving, attic access, recessed lighting, original wood floors.

Bathroom: Michael Bell bathroom with wood floor, w.c., bidet, wall mounted heated towel rail, twin mirrored vanity areas with granite top, sink and under sink storage, sliding sash window, working window shutters, step in shower cubicle with tiled surround, rainwater showerhead and secondary showerhead,

jacuzzi bath with mirrored surround, antique radiator

Bedroom 2: original wood floor, picture rail, ceiling coving, working window shutters, sliding sash window.

En-suite: tiled floor, heated towel rail, part tiled walls, step in shower cubicle, sink, wall mounted vanity unit, sliding sash window with working window shutters, w.c. with recessed cistern

Bedroom 3: original wood floors, sliding sash window with working window shutters, picture rail, ceiling coving,

En-suite: tiled floor, part tiled walls, w.c. with recessed cistern, wall mounted vanity unit, sink, walk-in shower cubicle, recessed lighting

GROUND FLOOR

Hallway: limestone floor, ceiling coving, recessed lighting, dado rail, glazed door to side entrance, entrance lobby with extensive fitted storage, under stair storage beneath steps, recessed lighting.

Bathroom: limestone floor, sink unit, bath with tiled surround, wall mounted shower with curved shower doors, wall mounted heated towel rail, w.c. with recessed cistern

Family Room: limestone floor, ceiling coving, sliding sash window, bay window, recessed lighting, original fireplace surround with woodburning stove

Bedroom 4: porcelain tiled floor, sliding sash window with working window shutters,

En-suite: tiled floor, wall mounted heated towel rail, step in shower cubicle, part tiled walls, w.c. with recessed cistern, w.h.b., recessed lighting

Utility Room: porcelain tiled floor, large hot press, kitchenette with cream gloss units incorporating a further integrated dishwasher, integrated double oven, stainless steel sink, plumbed for washing machine, excellent additional storage, recessed lighting, the addition of a window onto the side wall attracts in further natural light, access through to the study

Study: porcelain tile floor, recessed lighting, glazed sliding door to garden, access through to the lobby

Lobby: with further access to the garden, feature light bearing window that stretches from the ground floor to the top of the kitchen extension, stairwell to upper floor









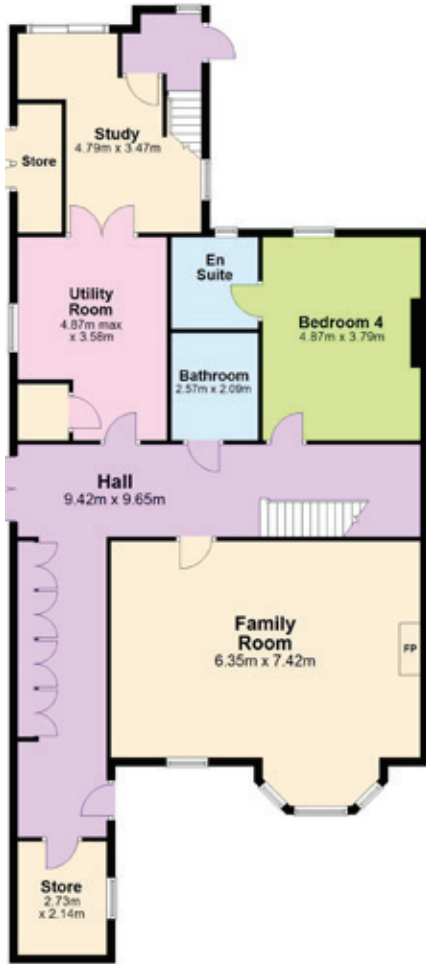






FLOOR PLANS

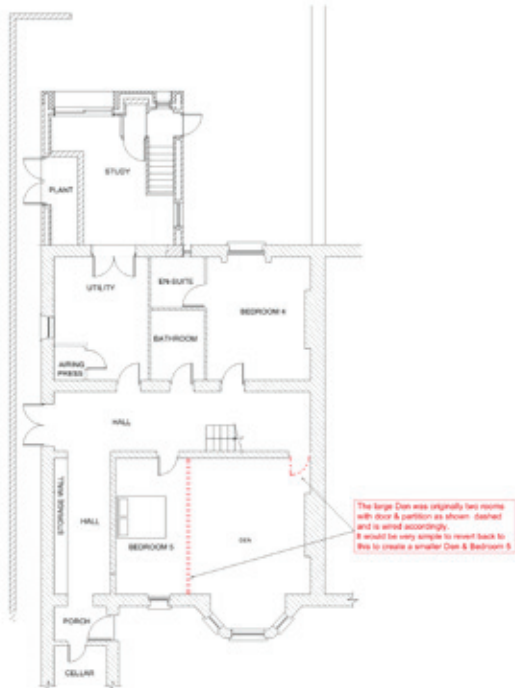
GARDEN LEVEL



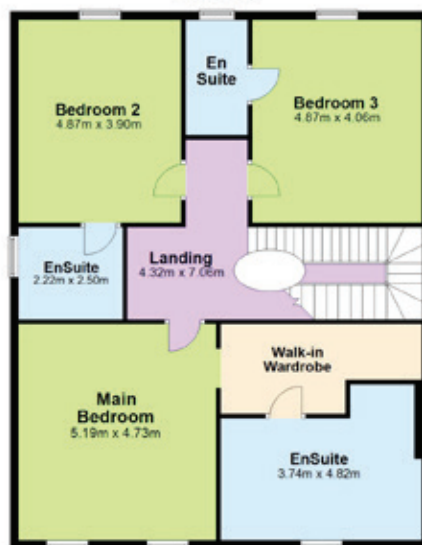
HALL FLOOR



GARDEN LEVEL ALTERNATIVE



FIRST FLOOR



*potential reconfiguration of garden level



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