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# For Sale

Asking Price: €2,095,000

Sherry FitzGerald



Sherry FitzGerald

**NEGOTIATOR**

Weston Desmond MIPAV  
Sherry FitzGerald  
8 Main Street  
Blackrock Co. Dublin  
A94 X9W0  
T: 01 2880088  
M: 086 8149979  
E: weston.desmond@sherryfitz.ie

**MORTGAGE ADVICE**

For mortgage advice talk to  
Emmet Farrelly  
T: 01 2880088  
M: 087 1245891  
E: blackrock@sherryfitz.ie

sherryfitz.ie

SF71853\_16039

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.

18 Belgrave Square North,  
Monkstown, Co. Dublin, A94 D6C9

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Sherry FitzGerald is delighted to bring this bright and spacious period residence to the market. Overlooking one of South County Dublin's best kept garden squares, this is an elegant and comfortable home, well-appointed and retaining many of its original features.

Built circa 1863, 18 Belgrave Square is a substantial family home. A protected structure, it is an excellent example of a Victorian terraced residence. Its magnificent original features remain intact in rooms of elegant proportions and are complemented by thoughtful presentation and attention to detail throughout.

The property is approached via granite steps and lovely cast iron gate and railings leading to the hall door. The bright welcoming hallway, graced by a large window, gives access to all levels. At the hall level, there is a spacious drawing room with an unimpeded outlook over the square and access through tall double doors to a large dining room featuring superb cornicing and sea views. The kitchen to the rear also has an uninterrupted view across the bay to Howth.

On the first floor are three bedrooms and a bathroom. The main bedroom to the front of the property spans the entire width - a stunning room looking out to trees and park. The other bedrooms overlook a lushly planted garden to the sea views beyond. The garden level provides a spacious family room, a guest bedroom, shower room, laundry/utility room and a small kitchen area. From this level there is access to both front and rear gardens.

The front of the property features on-street parking. The front garden is low maintenance and features wrought iron railings with steps down to the garden level entrance. Granite steps lead to the front door and entrance porch at Ground Floor

Level. The rear garden is very private and fully walled and has a Barna shed for storage.

#### Victorian Elegance

Belgrave Square dates from the 1840s. The central park, at over 2 acres, was designed by Nivian Nevin of the Botanic Gardens, and is now privately owned by the Square's residents and maintained by its Residents' Association. Belgrave Square hosts many social activities organised by the residents, including Family Sports Days, Film Nights, Music Nights and an annual Hog Roast/Barbecue.

#### Superb Coastal Setting

For swimmers and joggers, it is a short stroll down to Seapoint's Blue Flag swimming area below the Martello Tower. Or a scenic walk along the Seapoint promenade. Monkstown Village, with its crescent of boutiques, restaurants and

#### SPECIAL FEATURES

- Period semi-detached property.
- Measuring 291sqm/ 3132sqft approx.
- Original period features.
- Well-proportioned rooms.
- Private rear garden with private pedestrian access.
- Resident access to Belgrave Square.
- Walking distance to Monkstown and Blackrock.
- Swimming at Seapoint.
- DART and good commuter links.
- Close to all schools in the area.
- Phonewatch monitored alarm.
- Broadband available.
- GFCH



#### ACCOMMODATION

**Entrance Hall** Lovely wide entrance hallway with stained glass window surrounding the hall door which is accessed via granite steps. Decorative ceiling coving and centre rose with dado rail and carpet flooring, sash window to the side with shutters. There is an original staircase leading to first and garden levels.

**Drawing Room** Spacious reception room with large bay sash windows with original shutters, working open fireplace with marble surround, tiled inset and brass canopy, carpet flooring, centre rose, coving and picture rail, wall lights over fireplace and central light. Double doors lead to Dining Room. Lovely reception room with carpet flooring, fireplace with wooden surround, tiled inset and brass canopy, ceiling coving and centre rose, dado rail. Large sash window with original shutters and uninterrupted sea views across Dublin Bay to Howth.

**Kitchen** Modern Nolan kitchen with good range of wall and floor units providing excellent storage. Integrated Bosch induction hob, Bosch double oven and Belling microwave. Marble worktops and splashback behind the hob with upstands. Drawers under the hob, integrated dishwasher and vertical radiator. Pantry unit and sink unit with window over, large window to the rear with stunning sea views.

**Landing** Carpeted stairs and flooring with large window to the side.

**Main Bedroom** Extremely spacious main bedroom which spans the entire width of the property to the front with two large sash windows, one bay, with original shutters, wooden flooring, fireplace with tiled inset, vanity unit with sink and mirror, wooden flooring.

**Bedroom 2** Large double bedroom with carpet flooring, ceiling coving, sash window with shutters and lovely views of the sea and garden.

**Bedroom 3** Double bedroom with wooden flooring, sash window with shutters, stunning views of the sea.

**Bathroom** Fully tiled with bath and shower over, wc, wash hand basin,

fitted mirror and radiator.

**Hallway** Tiled floor, separate to front garden and access to rear garden. Two storage cupboards.

**Living Room** Bright spacious room with bay window and shutters, carpet flooring and recessed lighting.

**Bedroom 4** Large double bedroom with wooden flooring, recessed lighting, cast iron fireplace and double doors leading to patio area of the garden.

**Shower Room** Tiled floor with partially tiled walls, shower cubicle, wc, sink unit with mirror and storage, extractor fan and radiator. Kitchen Area with cupboards, sink unit, cooker, washing machine, dishwasher.

**Laundry/Utility Room** Plumbed for washing machine and dryer, sink unit with storage cupboards. Large double shelved hot press. Cupboard for gas boiler.

#### GARDEN

Low maintenance garden to the front with access to garden and hall level via granite steps and surrounded by cast iron railings and gate. On street parking to the front with resident permit parking allocated to the North side of the square.

To the rear is a very private, professionally designed garden with granite walls, oval lawn area with step up to sandstone patio to enjoy the sunshine.

#### BER

BER Exempt

