

# 7 WELLINGTON STREET

*Dun Laoghaire, Co. Dublin*

**FOR SALE**



# 7 WELLINGTON STREET

No. 7 is an attractive terraced house offering approximately 160 sq. m / 1,722 sq. ft of living space, located on a quiet road just off Dun Laoghaire's main street. This well-maintained home blends modern conveniences with traditional charm.

The front door opens to a hallway with tiled floors. To the left is a spacious reception room with two large windows and French doors leading to the rear patio, providing a bright and airy feeling. On the right, there's another reception room featuring a fireplace and a window overlooking the front of the house.









## ACCOMMODATION

Double doors connect this room to the dining room, creating a seamless flow. The kitchen, located at the back, offers a view of the private patio area. It includes high-quality appliances like a four-ring gas cooker, an oven with an extractor fan, and granite worktops. The painted floor and wall units add to its overall charm. Adjacent to the kitchen is a conservatory/breakfast area with French doors leading to the rear patio and garden. The ground floor also has a well-appointed bathroom. Upstairs, there are two spacious interconnecting double bedrooms with fitted wardrobes and a WC. The house is designed to allow plenty of natural sunlight, enhancing its warm and welcoming atmosphere.





# PROPERTY DETAILS

## FEATURES

- Double glazed windows throughout
- Well-proportioned light filled accommodation
- Gas fired central heating
- Alarm
- Sunny landscaped patio
- Close proximity to Dun Laoghaire Pier



## SIZE

160 sq. m / 1,722 sq. ft. Approx.

## BER

BER: D1 | BER No: 117579763 | Energy Performance Indicator: 234.43 kWh/m<sup>2</sup>/yr

## VIDEO

Click link below to view virtual tour





## GARDENS & LOCATION

The large rear patio is perfect for outdoor entertaining and relaxation. Further features of the property are an additional outbuilding for storage and is plumbed for utility services. Wellington Street offers an abundance of local amenities in a desirable coastal lifestyle. The area features the iconic Dun Laoghaire Pier with its breathtaking views over Dublin Bay. Residents can enjoy a variety of restaurants, bars, and cafés within a short walk.

For sports enthusiasts, there are excellent facilities nearby, including multiple sailing clubs to include the National and The Royal St. George, Dun Laoghaire Bowling Club and

Monkstown Tennis Club to name but a few. The People's Park is also an ideal spot to relax and enjoy the weekend farmer's market. Families have access to top-tier schools such as Loretto Dalkey, Holy Child Killiney, St. Joseph of Cluny, CBC Monkstown Park, Willow Park Junior School, Blackrock College.

Public transportation is highly accessible, with Dun Laoghaire Dart Station and the main Bus Station nearby, offering services from Dublin Bus, Aircoach, and Nightlink. These connections provide quick access to the city centre

and other coastal destinations. Additionally, the nearby M50 motorway links to major counties and Dublin Airport, making travel convenient.

### LOCATION MAP

Click below to view the location map for 7 Wellington Street.





## VIEWING

By appointment with Knight Frank.

## CONTACT



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## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

**KnightFrank.ie**

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# FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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