



3 Clifton Terrace, Monkstown, Co.Dublin.

 **HUNTERS**
ESTATE AGENT

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BER EXEMPT





For Sale by Private Treaty

Hunters Estate Agent is honoured to present to the market this stunning double fronted regency home with spectacular views of Dublin Bay. This grande dame of the Monkstown seafront boasts circa 5,000sq.ft of generously proportioned accommodation with a wealth of stunning period features throughout.

Built in circa 1830 the property was originally fully refurbished by the current owners in the early 1980's and then updated again during the 1990's. Throughout the house great care has been taken to source the best of design and craftsmanship to create a wonderful juxtaposition of old and new. This exceptional property is a landmark on this stretch of the seafront due to its unique projecting first floor bay window which affords the lucky owners with spectacular views.

Upon entering the property one is immediately greeted by a beautiful vestibule leading through a stained glass period door with fanlight to the grand reception hall with its magnificent sweeping staircase. To the right there is a large formal drawing room with fine white marble chimneypiece which in turn opens to an attractive sitting room through period folding double doors and another impressive marble fireplace. To the left of the hall one finds the dining room with another stunning chimneypiece with unusual register grate which in turn leads through to the wonderful light filled kitchen. To the rear of the kitchen there is a feature chrome and acrylic staircase leading to the light filled double height library room.

On the entrance level return there is situated a utility room and guest w.c. Descending to the ground floor the feeling of space continues with a grand hall running the depth of the property. There is a cosy family room which could be a sixth bedroom if deemed necessary, a study, two further large double bedrooms overlooking the front garden one of which is ensuite and a guest shower room. To the rear one finds a superb living room opening to the feature library with bespoke oak shelving, butlers pantry and Crittall style French doors leading to the garden. The first floor return has a superb family bathroom and

linen closet and is lit by a delightful cupola. Rising to the first floor the incredible breadth of the master bedroom is almost awe inspiring in its scale. A magnificent white marble fireplace, 13ft ceiling height combined with the large projecting windows allow the room to fill with light. From all points the panoramic view of the bay and Howth beyond is incredible. Adjoining the master bedroom is an excellent ensuite and dressing room with built-in wardrobes and a perfectly positioned whirlpool bath where one can soak while gazing at the ever changing hues of the sea. There are two further large double bedrooms at this level.

Outside to the front a landscaped garden with mature planting bounded by decorative cast iron railings leads to an impressive flight of granite steps rising to the front door. To the rear there is a landscaped garden bounded by old stone walling extending circa 60ft with mature planting, specimen trees, granite flagstones, terraced lawns and a cobbled patio with Wisteria & Jasmine covered pergola.

This unique property occupies an enviable position at the heart of Monkstown's seafront. Bustling Monkstown Crescent has an enviable plethora of boutiques, restaurants and gourmet shops including a branch of Avoca. It is an easy walk to both Blackrock and Dun Laoghaire allowing one to enjoy both the pleasure of fine restaurants and enjoyable walks on the piers of old Kingstown.

There is superb public transport with the Dart Station at Salthill. Nearby schools include CBC Monkstown, Newpark, Blackrock College, St. Andrew's, Rathdown, Castlepark, Sion Hill, the Harold and Monkstown Educate Together to name but a few. The area is also blessed with a myriad of parks and the popular People's Park with its weekly market is within walking distance. For those of a marine bent Dun Laoghaire's four fine yacht clubs are just moments away.

SPECIAL FEATURES

- » Stunning 5/6 bedroom property extending to 460sq.m (4,951sq.ft)
- » Double fronted regency home in excellent condition
- » Wonderful period features throughout including marble chimneypieces and plaster cornicing
- » Breath-taking panoramic views of Dublin Bay

- » South-facing rear garden
- » Feature bespoke kitchen
- » Gas-fired central heating
- » Excellent public transport links including Dart at Seapoint
- » Located at the heart of Monkstown village
- » Superb attention to detail throughout
- » Elegant 13ft Ceilings

ACCOMMODATION

OUTER HALL

2.94m (9'65") x 1.57m (5'15")

Solid pitch pine flooring, decorative plaster cornicing, ceiling light and stained glass double doors to entrance hall.

ENTRANCE HALL

10.17m (33'04") x 1.95m (6'40")

Solid pitch pine flooring, decorative plaster cornicing and ceiling light. Stair case with mahogany hand rail.

DRAWING ROOM

4.75m (15'58") x 6.15m (20'18")

Feature marble chimneypiece with cast iron inset and slate hearth, decorative plaster cornicing with grape and vine leaf motif, ceiling rose, original period shutters, carpet and T.V. point. Period folding double doors leading to sitting room.

SITTING ROOM

4.32m (14'17") x 4.01m (13'16")

Feature marble chimneypiece with cast iron inset and slate hearth, decorative plaster cornicing with grape and vine leaf motif, ceiling rose, original period shutters, carpet and T.V. point.

DINING ROOM

4.67m (15'32") x 5.14m (16'86")

Solid pitch pine floors, marble chimneypiece, cast iron inset with lions paw relief detail, slate hearth, ceiling light and T.V. point.

KITCHEN

5.03m (16'50") x 4.68m (15'35")

Bespoke hand crafted kitchen with spectacular curved units, built with Cherry, Maple and Burr Maple wood with decorative inlaid veneers, Gaggenau dual fuel hob with BBQ grill, Gaggenau oven, Miele dishwasher, Gaggenau extractor fan, stainless steel single piece worktop and sink with stainless steel splashback and chrome mixer tap. Neff integrated full size fridge, two large larder drawers, Crittall style French doors leading to feature spiral staircase, original period shutters, feature ceiling, wall mounted lights calling card oval pot and utensil rack, built-in storage unit and intercom.

ENTRANCE LEVEL RETURN

LAUNDRY ROOM

Limestone floor and recessed light. Door to back garden.

UTILITY ROOM

2.6m (8'53") x 3.76m (12'04")

Built-in wall and floor units, stainless steel sink, wooden counter top, plumbed for washing machine and dryer, ceiling light, fuse board, King Fisher gas boiler and tiled floor.

GUEST W.C.

1.22m (4'00") x 1.98m (6'50")

Wall hung w.c., wall hung sink with chrome mixer tap, coat rack and recessed lighting.

LOWER HALL

1.97m (6'46") x 8.38m (27'49")

Limestone floor and recessed lighting.

LIVING ROOM

4.61m (15'12") x 4.9m (16'08")

Portuguese limestone floor, feature open fire place, chrome up lights, recessed lighting and built-in oak storage unit.

LIBRARY

4.32m (14'17") x 5.4m (17'72") (Max measurement)

Portuguese limestone floor, built-in oak book shelves and storage, recessed lighting, phone point, integrated speaker system and large Crittall style French doors to back garden.

BUTLER'S PANTRY

2.43m (7'97") x 2.8m (9'19")

Built-in floor units, under counter fridge, security control centre, ceiling light and stainless steel sink.



STUDY/OFFICE

3.1m (10'17") x 2.4m (7'87")

Limestone floor, recessed lighting and under stairs storage.

FAMILY ROOM/BEDROOM 6

4.61m (15'12") x 3.91m (12'83")

Tiled floor, feature granite fire surround, T.V. point and built-in shelving.

BEDROOM 4

4.2m (13'78") x 4.5m (14'76")

Tiled floor, built-in wardrobes with shelving, period shutters and recessed lighting.

ENSUITE

2.25m (7'38") x 1.71m (5'60")

Tiled floor, w.c., pedestal wash hand basin, bath/shower mixer, towel holder and extractor fan.

BEDROOM 5

5.16m (16'93") x 4.6m (15'09")

Tiled floor, period shutters, recessed lighting, built-in wardrobes and electric under floor heating.

GUEST SHOWER ROOM

2.42m x 1.71m

Tiled floor, heated towel rail, w.c., wall mounted wash hand basin, glass and chrome shower screen, Grohe shower mixer tap, shaving socket and Vortice extractor fan.

CELLAR

4.12m (13'52") x 2m (6'56")

Tiled floor and service door to front garden.

FIRST FLOOR RETURN

2.34m (7'68") x 2.36m (7'74")

Feature ornate cupola window and decorative plaster corncicing.

LINEN ROOM

1.33m (4'36") x 2.03m (6'66")

Floor to ceiling shelving and insulated hot water cylinder.

FAMILY SHOWER ROOM

4m (13'12") x 2.5m (8'20")

White suite incorporating double shower, pedestal wash hand basin, heated towel rail, wall mirror, wall suspended w.c. and mahogany floor.

SECOND FLOOR LANDING

MASTER BEDROOM SUITE

7.9m (25'92") x 8.02m (26'31") (Max measurement)

Feature marble chimneypiece with ornate flower detail and slate hearth, decorative ceiling corncicing, ceiling rose and picture rail. Feature projecting bay window with panoramic views to Dublin Bay.

ENSUITE BATHROOM/DRESSING ROOM

5.06m (16'60") x 3.75m (12'30")

White suite incorporating Jacuzzi bath with granite surround positioned to take full advantage of the view over Dublin Bay, fully enclosed shower with body jets and marble surround, His and hers wash hand basins, illuminated mirror, heated towel rail, w.c., extensive wall to wall wardrobes, recessed lighting and picture rail.

BEDROOM 2

4.7m (15'42") x 4.46m (14'63")

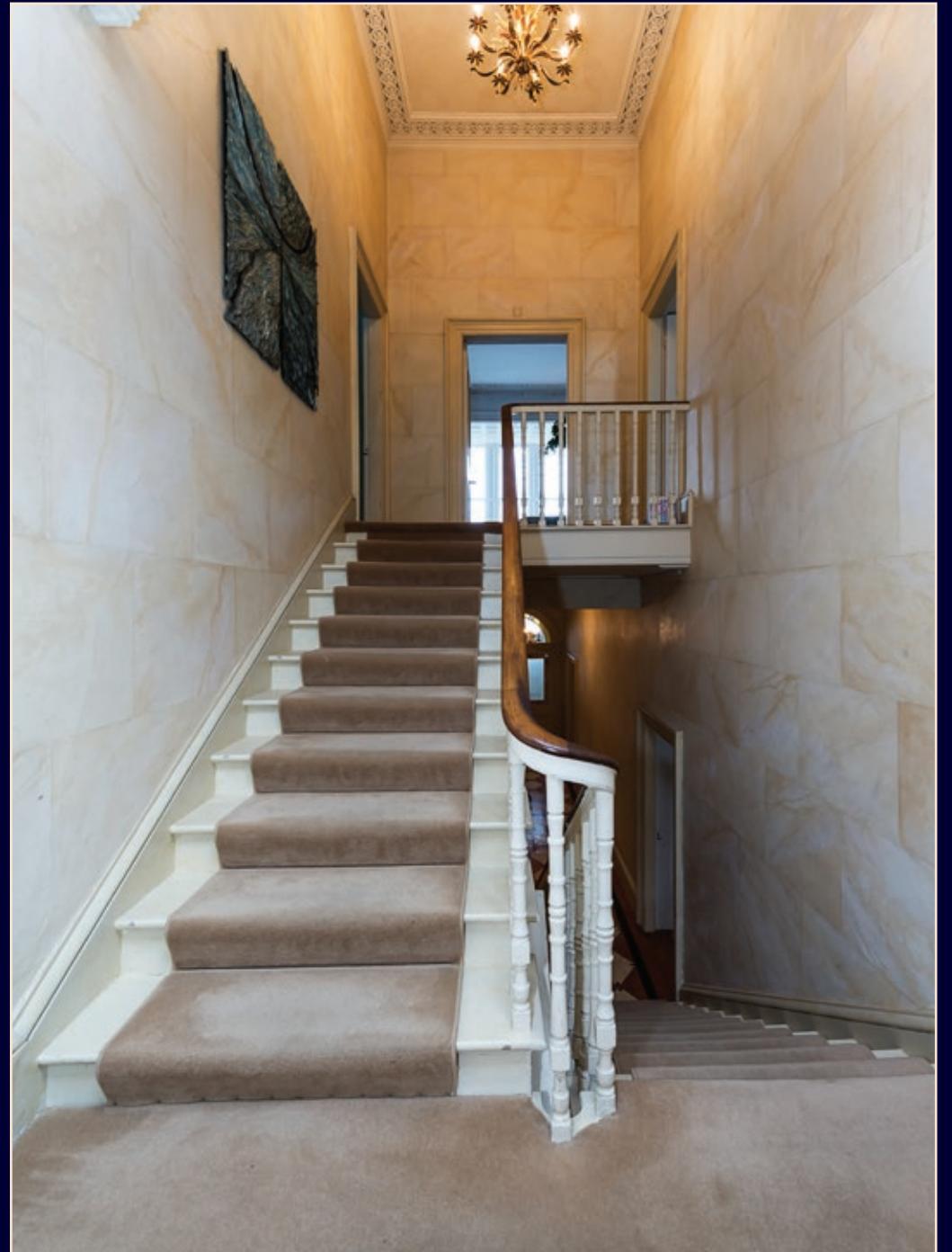
Decorative plaster corncicing, picture rail, double slide robes with mirror detail and recessed lighting.

BEDROOM 3

4.02m (13'19") x 4.4m (14'57")

Decorative plater corncicing, picture rail and wardrobes.













OUTSIDE

REAR GARDEN

22.5m (73'82") x 12m (39'37")

Attractive landscaped south-facing rear garden set out in a combination of flag stones and decorative cobbled patio and pergola covered in Jasmine and Wisteria. Part lawned with mature planted bed and spectacular trees bounded by granite walling.

FRONT GARDEN

Attractive landscaped garden with feature wrought iron period railings set out in gravel and flag stones with mature specimen planting including eucalyptus trees and silver birch. Stunning views over Dublin Bay. Original granite steps with cast iron hand rail.

DIRECTIONS

Travelling from Dublin City on Frascati Road passing through Blackrock village. Take the left turn onto Newtown Road just after BMW Frank Keane. Take a right turn onto Seapoint Avenue. Continue on Seapoint Avenue passing Seapoint Martello Tower on the left just after Brighton Avenue and before Clifton Lane, No.3 is located on the right-hand side.

BER Details:

This property is BER Exempt

VIEWING

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



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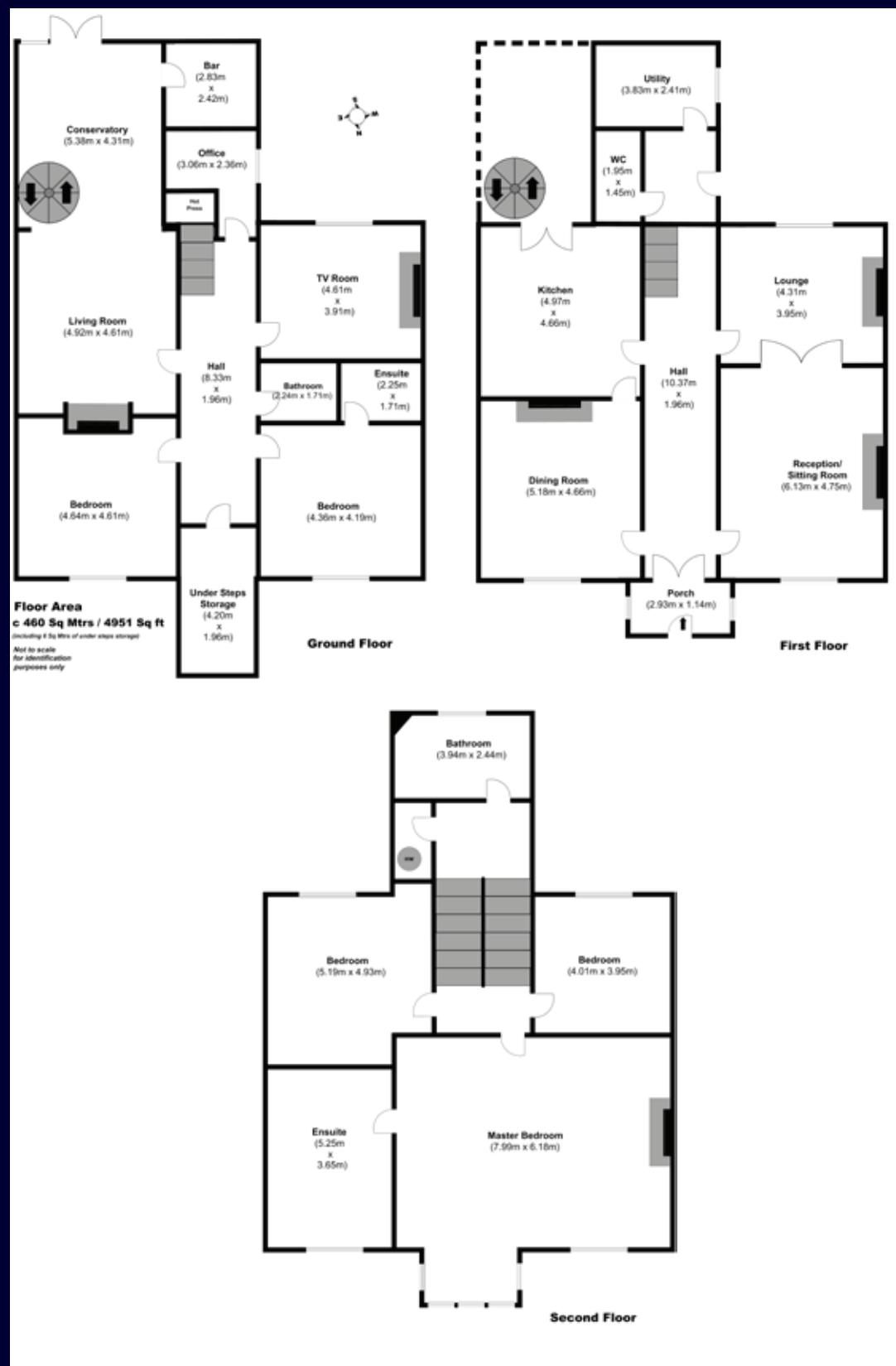
4 Castle Street, Dalkey, Co. Dublin

Waterloo Exchange, Waterloo Road, Dublin 4



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