



11 ROYAL TERRACE EAST

Dun Laoghaire, Co. Dublin A96 V446

BER EXEMPT



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CHRISTIE'S
INTERNATIONAL REAL ESTATE

11 ROYAL TERRACE EAST, DUN LAOGHAIRE, CO. DUBLIN A96 V446



PEERING OUT OVER THE PICTURESQUE FOUR-ACRE PARK IS THIS IMPRESSIVE MID-TERRACED VICTORIAN HOME. BUILT CIRCA 1860, NO. 11 IS TRULY A HOME OF DISTINCTION HAVING BEEN RENOVATED TO AN IMPECCABLE STANDARD BY THE CURRENT OWNER. WHILE THE PROPERTY IS BER-EXEMPT, THE HEAVY LIFTING HAS BEEN DONE FOR THE PROSPECTIVE PURCHASER AS THE PROPERTY UNDERWENT A COMPREHENSIVE RENOVATION PROGRAMME APPROXIMATELY 15 YEARS AGO TO INCLUDE A NEW ROOF AND REWIRING. BOASTING 303 SQ.M OF ELEGANTLY PROPORTIONED LIVING ACCOMMODATION WITH PERIOD FEATURES SUCH AS TALL CEILINGS, ORNATE CORNICING, SASH WINDOWS WITH WORKING SHUTTERS AND STUNNING FIREPLACES IN ABUNDANCE THROUGHOUT, IT SEAMLESSLY BLENDS OLD WORLD ELEGANCE WITH MODERN CONVENIENCES TO CREATE THIS EXCEPTIONAL HOME.

For Sale by Private Treaty

Floor Area: 303sq.m / 3261sq.ft

BER: Exempt



SPECIAL FEATURES

- Impeccably renovated Victorian mid-terraced home
- 303 sq. m of living accommodation presented in pristine decorative condition throughout
 - Prime location overlooking 4-acre park
 - Abundance of period features
 - Four double bedrooms
 - 3 Ensuites, bathroom & guest wc
 - French Box Garden to the front & landscaped rear garden
 - Pedestrian access to laneway to the rear
- Within strolling distance of Dun Laoghaire, Monkstown & Glasthule

DESCRIPTION

A flight of granite steps ascends to the front door with a fanlight and side lights allowing natural light to bathe the entrance hall. The magnificent formal reception rooms with matching French, white Carrara marble fireplaces on the hall floor are ideal for entertaining on a grand scale. On the return we arrive at the sumptuous bathroom with cast iron slipper bath, double shower and twin porcelain sinks. Stairs descend to the carefully designed open plan layout in the garden level providing the perfect spaces for contemporary family living. A marble tiled floor throughout and underfloor heating provide a cosy ambience. The bespoke hand-crafted kitchen units are painted in a beautiful sage green with gilt highlights, there is a large centre island with granite countertop, leading through to the dining room with stunning English marble fireplace and French doors provide access to the garden. A guest wc is housed under the stairs. Off the dining room is the dual aspect family room with another stunning English marble fireplace. From the entrance hall stairs ascend to the first floor return where we arrive at the first of the four double bedrooms, overlooking the rear garden and with the benefit of an en-suite shower room. The main and second bedrooms are located on the first floor. The bay windowed principal suite spans the width of the house and enjoys glorious views over the park together with a luxurious en-suite bathroom. The fourth bedroom, again a double with en-suite shower room on the second floor completes the extensive living accommodation.

The landscaped front and rear gardens are particularly noteworthy, the formal French Box Garden to the front with feature central urn is synonymous with the Victorian period. The rear garden is colonial style, featuring limestone paving, mature planting and a summer house at the end of the garden. The garden is a place of serenity and is ideal for 'Al Fresco' entertaining. There is pedestrian access to the lane at the rear of Royal Terrace East which can be vehicular accessed from Tivoli Road.

Royal Terrace East was developed by Francis Nugent when he acquired the land from Lords de Vesci and Longford, as part of the rapid expansion to the south of Dublin following the opening in 1834 of the Dublin and Kingstown Railway. Lauded as one of Dun Laoghaire's most sought-after addresses, the location could not be more convenient, offering ease of access to an array of social and essential amenities including shopping facilities in Dun Laoghaire, Glasthule and Monkstown. There is an excellent choice of highly regarded primary and secondary schools in the nearby locality to include The Harold School, St. Joseph's National School, Blackrock College, Loreto Dalkey, Holy Child Killiney, Castle Park and CBC Monkstown. For recreational facilities Monkstown Lawn Tennis Club is a short walk away as is the seafront with its four yacht clubs and scenic coastal walks along the East and West Piers.

The area is well serviced by public transport links with the DART and several Dublin Bus routes providing swift and easy transport to the city and beyond and The Aircoach will take you to Dublin Airport in approximately one hour. The M50 which provides access to all arterial routes around the country, is a short drive away.

ACCOMMODATION

Entrance hallway: Intricate ceiling cornice plasterwork, centre ceiling rose, stripped and polished timber floor, dado rail, recessed display arch with glass shelves.

Drawing room: Wonderful view overlooking the park to the front of the property, intricate ceiling cornicing, centre rose, white marble fireplace with cast iron inset and marble hearth, stripped and polished timber floor. Folding door to:

Study: Overlooking the rear garden, intricate ceiling cornicing, centre rose, white marble fireplace with inset gas fire and black hearth, stripped and polished timber floor.

Cloakroom: Dado rail, stripped & polished timber floor.

Bathroom: Overlooking the rear garden, black and white tiled floor, white tiled walls with black trim, ceiling coving, Fired Earth sanitary ware featuring two standalone porcelain sink units, cast iron slipper bath with mixer tap, WC, bidet, double shower unit with glass enclosure and rain head shower, heated towel rail.

Kitchen: Bespoke timber cabinetry painted in sage green with gilt highlights, fitted dresser unit, integrated larder style fridge freezer, plumbed for washing machine, integrated Neff dishwasher, Britannia electric range cooker with six ring gas hob and griddle plate integrated in the chimney breast with timber mantle and glazed alcove cabinetry, large centre island with granite countertop and integrated sink unit with brass mixer tap, marble tiled floor.

Dining room: Marble tiled floor, ceiling coving, dado rail, feature English marble fireplace with gas coal effect, French doors opening out to the garden. Archway to:

Family room: Marble tiled floor, ceiling coving, dual aspect, feature marble fireplace with gas coal effect fire and brass trim. Door to garden.

Guest WC: Wash handbasin inset in vanity unit, WC, marble tiled floor.

Staircase: With mahogany handrail ascends to the first floor return.

Bedroom 1: Overlooking the rear garden, ceiling coving, cast iron feature fireplace with tiled inset and hearth. Door to:

Ensuite shower room: Tiled floor and partly tiled walls, ceiling coving, WC, marble wash hand basin inset in chrome vanity unit, tiled shower cubicle with glass door and Apirante electric shower.

FIRST FLOOR

Bedroom 2: Overlooking the rear garden, detailed ceiling cornice plasterwork and centre rose, white marble fireplace with tiled inset and brass trim.

Bedroom 3 (Main): Deep three-sided bay window with working shutters overlooking the park to the front of the property, intricate ceiling plasterwork and centre rose, marble fireplace with tiled inset and gas coal effect fire.

Ensuite Bathroom: Bespoke vanity unit with marble countertop, twin sinks and brass mixer taps, cast iron slipper bath, WC, twin heated towel rails, stripped and polished timber floor.

SECOND FLOOR

Bedroom 4: Overlooking the rear garden with views extending towards Killiney Hill, ceiling coving, centre rose, door to:

Ensuite shower room: Tiled floor, tiled walls, Fired Earth pedestal wash hand basin and WC, shower cubicle with glass sliding door and TritonT 80 electric shower.







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