



Westerton House, Westerton Rise, Dundrum, Dublin 16
D16T9N9

360sqm/ 3,875 sq.ft

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Westerton House is unique. Many will have driven by, possibly hundreds of times, and not know of its existence. It is situated in a secluded location off the Ballinteer Road and is just a 4 minute walk to Dundrum Town Centre where every conceivable amenity is on offer. Accommodation extends to approximately 360sqm/ 3,875 sq.ft, and thus, this is a substantial residence. It is very rare that a period home of this character in the superb location of Dundrum comes to the open market. Having been built by the Brooks family in the late 1800's, together with its sister house situated to the rear (separate driveway), its red brick façade is both imposing and attractive. Granite steps lead to the impressive arched porch area where a beautiful stained glass door greets you.

The entrance hallway is very impressive and large with high ceilings of over eleven feet and offers a real sense of grandeur. Beautiful crystal light fittings add to atmosphere. The drawing room with its marble fireplace serves as a formal dining room for special occasions, and a snooker room for times of leisure. Opposite the dining room, there is a second reception room which serves as a less formal family living space while maintaining all of the features one would expect from a home of this period including the original ornate marble fireplace, chandelier lighting and wall lights. This room also features an elegant bay window where one could imagine a baby grand piano.

There is parking for 3 cars to the front of the house. Tall wooden electric gates to the side of this fine home give access to a driveway for a fourth car, and a detached large bespoke concrete garage which stores a multitude. The garden is nicely landscaped with a grass oval island encircled by dark green safety non-slip softened tiles and a sunken sandstone patio area leading into the kitchen which is perfect for entertaining and alfresco dining. The sun moves from the garden area in the morning to encapsulate the patio area at about 2.30pm each day until it sets in the evening. The garden is surrounded by tall walls for privacy & beautiful stone walls on the opposite side.

The location of this family home is in the heart of every conceivable amenity. Schools are within walking distance (Wesley College is at the top of the road, and Holy Cross National School the opposite end), as are shops including Supervalu, Marks & Spencer, Tesco, House of Fraser & Harvey Nichols to name but a few. The Luas is a 7 minute walk away, while the M50 is only a 2 minute drive in the opposite direction. Marlay Park is closeby, perfect for a leisurely walk or afternoon picnic for the children. Meadowbrook leisure centre offers a swimming pool, basket balls courts or just keep fit classes depending on what you want. For night owls, several trendy eateries and bars are available in Dundrum & Ballinteer, just a stroll down the road. Viewing of this fantastic family home is absolutely essential.

Accommodation

Entrance level

Entrance hallway Grand entrance hallway with moulded ceiling cornicing, solid oak flooring,

Family room 6.46 x 4.61 To front, dual aspect with feature marble fireplace, original shutters, cornicing & ceiling rose.

Drawing room 6.15 x 4.64 Beautiful room with feature marble fireplace, dual aspect, cornicing & ceiling rose, original window shutters.

Study 5.10 x 2.35 Built in bookshelves and desk, cornicing & ceiling rose.

Return

Kitchen 3.33 x 3.30 Used for entertaining with direct access to the garden, fitted kitchen units, Neff oven and hob, built in sharp microwave, Bosch dishwasher. Tiled floor.

Ground level

Hallway 11.00 x 2.00 Max Entrance hallway with access to:

Kitchen 8.85 x 8.55 Max Fully fitted kitchen with high gloss units. Aga cooker as well as gas stove, Neff appliances including double oven, microwave, dishwasher. Full length fridge. Electric fire. Large ceiling light, sliding glass doors to garden.

Utility room 3.30 x 2.80 Plumbed for washing machine and drier, sink unit, Biasi gas boilers, insulated water tank

Playroom 3.34 x 3.05 Built in shelved storage, tiled flooring

Bedroom 2 4.53 x 4.43 Spacious double bedroom with feature bay window, built in wardrobes, tiled floor.

Ensuite 2.78 x 2.25 Shower cubicle, whb with vanity unit W.C., tiled floor part tiled walls.

Store room 2.15 x 2.00

Sauna 3.95 x 2.20 Max

Shower cubicle, sink unit, W.C., three person Tylo Sauna.

First floor

Return

Bathroom 3.33 x 2.50 Fully tiled floor, large double shower cubicle. With rainfall showerhead, bath, heated towel rail, wc, whb with vanity unit.

Landing 6.07 x 2.27 Built in storage

Master bedroom 1 6.10 x 4.60 max Fabulous master suite to front with dual aspect.

Ensuite 2.73 x 2.20 Shower cubicle, sink with large mirrored panel & built in vanity unit, wc, heated towel rail.

Bedroom 3 5.06 x 3.00 Double bedroom to front with built in wardrobes

Bedroom 4 4.65 x 3.90 Large double bedroom to front with dual aspect and built in wardrobes. Oak flooring

Bedroom 5 2.58 x 2.35 Single bedroom with built in wardrobes

Hotpress 2.00 x 1.00 Shelved storage

Outside Electric gates to garden and driveway. West facing garden with sunken patio area. Staircase to entertaining kitchen.

Garage 5.55 x 3.35

BER: C3 BER No. 111310272

Energy Performance Indicator:216.68 kWh/m²/yr

Features

- 5 bedroom period home
- Gas fired central heating
- Underfloor heating at ground level
- Monitored alarm & concealed panic button alarms
- CCTV intercom on all 3 levels
- Approx. 360 sqm/ 3,875 sqft.
- Walk in condition
- All rooms wired for sky tv (except study)
- Double glazed windows
- Large floored attic with strong steel drop down stairs
- Impressive C3 energy rating
- Many original features
- West facing garden
- Numerous schools close by
- Wonderful convenient location
- Dundrum Town Centre 5 mins walk
- LUAS 7 mins walk
- M50 1km away

View By Appointment

Asking Price: €1,495,000

