



## Eagle Lodge

Adelaide Road, Glenageary, Co. Dublin

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INTERNATIONAL REALTY





## Eagle Lodge, Adelaide Road, Glenageary, Co. Dublin

### Features

- Highly regarded prestigious address on one of Glenageary's premier roads
- Beautifully landscaped private gardens and grounds of approximately 0.04 Ha (0.1 of an acre)
- Victorian period residence retaining many of the period embellishments of the era
- Completely transformed, renovated, extended and modernised, and completed in June 2022
- Generously proportioned accommodation extending to approximately 300sq.m (3,229sq.ft)
- Gravelled off street parking for numerous cars set behind secure electric gate
- Close to Glenageary DART Station and regular bus routes
- Easy walking distance to Glasthule, Sandycove, Dalkey and Dun Laoghaire Town Centre
- Surrounded by excellent primary and secondary schools
- An abundance of recreational, leisure and sporting facilities close by
- Fitted carpets, kitchen and utility appliances included in the sale
- Gas fired central heating system
- Hardwood underfloor heating throughout extension – mud room, kitchen, family & dining areas
- Single and double glazed sliding sash windows
- Integrated closed circuit security camera system
- Double height soaring ceiling of approximately 5.5m (18ft)

Nestled behind secure electric vehicular and pedestrian gates, and ideally positioned in the picturesque location that is Glenageary, Eagle Lodge is a wonderful Tudor- style home built in approximately 1850 offering a light infused, stylish modern interior which extends to approximately 300sq.m. (3,229sqft).

This magnificent home was completely refurbished, modernised and extended, and completed in June 2022. It now presents itself to the market in turnkey condition offering all that is required of today's modern style of living yet retaining many of its original features to include ornate cornice work, centre roses, high ceilings and beautiful fireplaces.

As you step through the hall door, you'll find yourself in a generous entrance hall incorporating ample hidden storage behind the timber paneling, a cloakroom and a bathroom. Double doors lead from the hall to a magnificent open plan kitchen/dining/family room with excellent natural light flooding throughout and three access points to granite slab patio areas enjoying immense privacy and ideal for alfresco dining. A stunning marble feature wall adjacent to the butler's pantry/cellar provides a luxurious family focal point. Adjacent to the kitchen is a large utility area and boot room both providing excellent storage with the boot room opening to the rear patio area. The remaining living space at the ground floor level includes a stunning master bedroom suite with large dressing area and a luxurious en-suite shower and private garden.

An impressive drawing room is positioned at the first floor level as is the library room/study, both with beautiful ornate cornice work, centre roses and marble fireplaces. These extremely impressive rooms are further enhanced with wonderful views over the Glenageary roof tops and Dublin Bay to Howth. The minstrel gallery in the library connects to the upper floors which comprise of three bedrooms, a guest w.c. and a reading area.

Set amidst unrivalled private landscaped gardens and grounds of approximately 0.04 H (0.1 of an acre), Eagle Lodge enjoys a magical setting amidst an abundance of magnificent specimen flowers, shrubs, trees, hedging, perennials and raised beds. The design of the garden has been carefully and thoughtfully planned for a seasonal roll over and ensures that this outstanding property further benefits from an extremely high degree of seclusion and privacy, an outstanding feature of this home. There is vehicular access from Adelaide Road and set behind secure solid electric gates is excellent off street car parking.

This enviable location is second to none and is a really wonderful environment to raise a family. Within a 5km radius are the wonderful facilities and amenities in Glasthule, Sandycove, Dalkey and Dun Laoghaire Town Centre. These include local and extensive shopping, cafes, bars and some of the finest restaurants in South County Dublin. Dun Laoghaire Harbour is exceptionally convenient, has two piers and an extensive marina along with four yacht clubs – ideal for marine and sailing enthusiasts. In recent times a designated cycle lane now connects Blackrock Town Centre with Sandycove Harbour and the Forty Foot. There is a wide selection of highly regarded primary and secondary schools including the Harold School, Castle Park, Rathdown (now co-ed), Loreto Abbey Dalkey and CBC Monkstown to mention a selection. The area is also well serviced by public transport with regular bus routes and the DART at Glenageary on Station Road, adjacent, making commuting to and from the city centre and beyond very easy. The N11, Cherrywood Industrial Estate, the LUAS and the M50 are all within easy reach of this wonderful family home.

There is an abundance of recreational and leisure facilities in the surrounding area such as Glenageary Lawn Tennis Club on Silchester Road, Cuala GAA/Dalkey United Football Club, the People's Park, the beautiful walks along the seafront and over the Dalkey hills, swimming/bathing as well as a selection of hockey, football and rugby clubs.









# Accommodation

## Hall Level

**Entrance Hall:** 8.1m x 3.75m (26'7" x 12'4") with marble tiled floor, timber paneled walls, excellent hidden storage, fitted shelf, Victorian style cast iron fireplace and understairs storage

**Bathroom:** 2.65m x 2.1m (8'8" x 6'11") with step in shower with monsoon head over, underfloor heating, standalone bath, heated towel rail, w.c., marble tiled floor, fully tiled marble walls, recessed lighting and wash hand basin with cupboards under

**Kitchen/Living/Dining Area:** 9.25m x 8.05m (30'4" x 26'5") with high end hardwood floor and marble floor, atrium glass window, three access points to granite slab patio areas, log effect gas fire surrounded by ornate marble surround, glass shelving, centre island, Calacatta Gold Quartz worktops, double Villeroy & Bosch sink unit, integrated Miele dishwasher, integrated Neff microwave, integrated Liebherr fridge, integrated Liebherr chest freezer, Smeg Range with seven gas ring hob on top, and double doors through to the boot room and door to the

**Butler's Pantry/Wine Cellar:** 3.1m x 2.05m (10'2" x 6'9") with top end hardwood flooring, a range of fitted cupboards and units, Calacatta Gold Quartz worktops, provision for wine fridge, sink unit, large wine racks, excellent storage, pantry area, door to small decorative courtyard and integrated Electrolux freezer

**Boot Room:** 4.1m x 3.55m (13'5" x 11'8") with excellent storage, Belfast sink unit, Calacatta Gold Quartz worktop, fitted shelving, regulated underfloor heating beneath marble tiles, recessed lighting and double doors out to a little patio area with granite patio slab and raised flower beds

**Master Bedroom:** 5.5m x 4.8m (18'1" x 15'9") (Overall with walk in wardrobe 7.8m x 4.8m (25'7" x 15'9") with ceiling coving, centre rose, door to a granite slab patio area with steps leading up to a raised suntrap granite slab patio area, cast iron radiator, a range of fitted wardrobes, ample fitted shelving and window shutters

**Walk in Wardrobe:** with sliderobe wardrobes

**En Suite Wet Room:** 1.7m x 2.1m (5'7" x 6'11") with shower with monsoon head, partially tiled marble walls with marble tiled floor, underfloor heating, sink unit with shelving under and w.c.

## First Floor

### Landing

**Drawing Room:** 8.25m x 5.3m (27'1" x 17'5") with ornate ceiling work, centre rose, 5.5m (18ft) double height soaring ceiling, magnificent open fireplace with white marble surround, tiled inset and tiled hearth, bay window, window shutters, stunning sea views and cast iron radiators

**Library Room:** 6.65m x 5m (21'10" x 16'5") with timber floor, ornate cornice work, centre rose, bay window with wonderful sea views, fitted book shelving, open fireplace with marble surround and mantle, tiled inset and brass hood with tiled hearth and stairs to the

**Minstrel Gallery:** 2.5m x 4.9m (8'2" x 16'1") with stairs to Landing

**Bedroom 2:** 3.55m x 4.9m (11'8" x 16'1") with a range of fitted wardrobes, ceiling coving and sea views

**Bedroom 3:** 3.15m x 3.15m (10'4" x 10'4") with ceiling coving

**Bedroom 4:** 3m x 6.1m (9'10" x 20') with fitted wardrobes, recessed lighting and fitted shelving

**Guest W.C.:** 1.65m x 0.7m (5'5" x 2'4") with w.c., wash hand basin and marble tiled floor

## BER Information

BER: C3. BER No:112408760

EPI: 212.48 kWh/m<sup>2</sup>/yr.

## Eircode

A96 K7D7





## Outside

Beautiful mature private landscaped gardens and grounds of approximately 0.04 Ha (0.1 of an acre), abundant with magnificent specimen flowers, shrubs, trees, hedging, perennials and raised beds and incorporating a number of granite slab patios areas enjoying immense privacy. There is vehicular access from Adelaide Road and set behind secure solid electric gates is excellent off street car parking.





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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



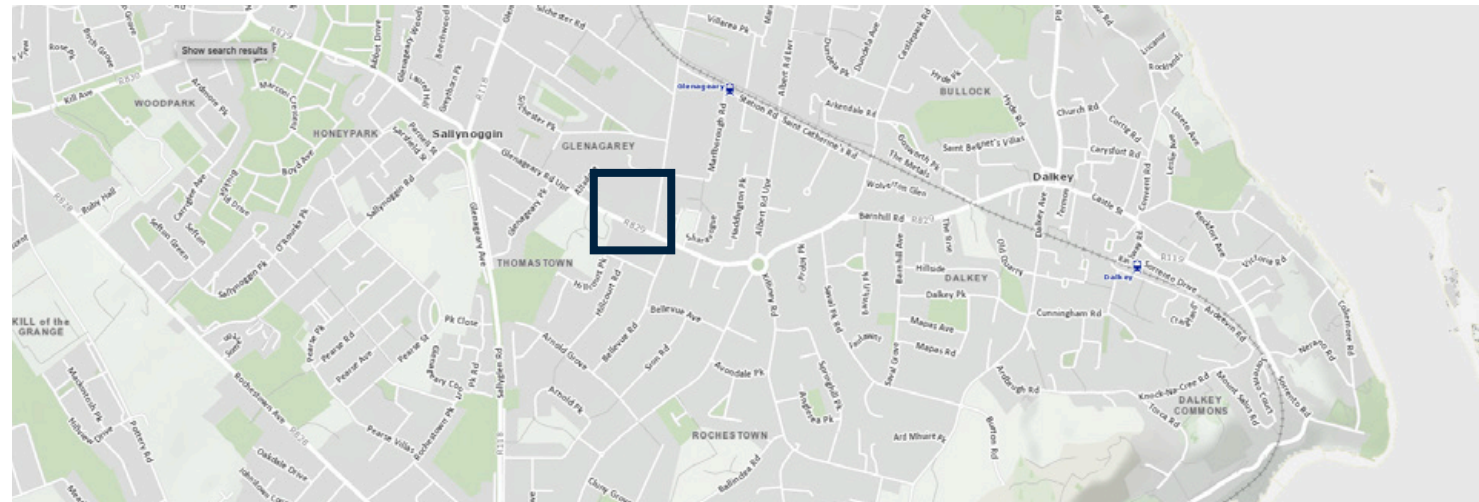
First Floor



Second Floor



Third Floor



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