



MAYERLING

Silchester Downs, Glenageary , Co. Dublin A96 N4X9



exclusive affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE



MAYERLING, SILCHESTER DOWNS, GLENAGEARY , CO. DUBLIN A96 N4X9



NESTLED WITHIN A PRESTIGIOUS GATED COMMUNITY OF JUST FIVE HOMES ON SILCHESTER ROAD, MAYERLING IS AN IMPRESSIVE, DETACHED RESIDENCE WHICH EXTENDS TO APPROXIMATELY 2,800SQ.FT. CONSTRUCTED IN 1996, HAVING BEEN DESIGNED BY STEVEN BYRNE ARCHITECT, THIS HOME IS SET ON ITS OWN PRIVATE (APPROX.) 0.25-ACRE SITE. IDEAL FOR FAMILY LIVING, THE PROPERTY'S IMPRESSIVE ACCOMMODATION MARRIES WELL WITH THE EXTENSIVE, AWARD-WINNING OUTDOOR SPACE, WHICH CAN BE EASILY ACCESSED FROM THE MAJORITY OF THE GROUND FLOOR.

260sq.m / 2798.6sq.ft approx.

For Sale by Private Treaty

BER C1



SPECIAL FEATURES

- Exclusive, gated enclave comprising of just five detached properties
- Positioned on its own (approx.) 0.25 acres of private grounds
 - Parking for four cars in the secure, gated driveway
 - Close proximity to a vast array of amenities
 - Exceptionally well maintained
 - Award winning garden
 - Cinema Room/ Family Room

DESCRIPTION

Maintained to exacting standards, this home is in very good condition throughout and all it awaits is a new owner to make it their own. The large entrance hall with feature stairwell gives access to each of the rooms at this level which include a large dual aspect study, formal dual aspect living room, dining room, guest w.c., kitchen/breakfast room open through to a family room, utility room and what was once a large double garage has now been repurposed into a cinema room. Upstairs, each of the five double bedrooms are very nicely appointed, the principle of which has a modern en-suite and two of the bedrooms share a 'Jack and Jill' en-suite shower room. A family bathroom completes the accommodation at this level.

Positioned to the rear of this low-density gated development, the grounds upon which the property resides are nothing short of exemplary. Mindful in its design, the owners have a number of seating areas accessed from different rooms in the house, to ensure maximum enjoyment of the outside space. They also put in a very high quality Shomera home office into the garden and an attractive octagonal hot tub garden room. The plants and shrubs dotted around the garden are beautifully laid out and equally well maintained and the sun can be enjoyed throughout the day from one of the several outdoor seating areas.

A tranquil escape just 8.5 miles south of Dublin City Centre, the location enjoys the best of both worlds, with peaceful surrounds and swift access on foot via The Lord's Walk to the bustling coastal village of Glasthule, boasting a selection of award winning restaurants, luxury day spas, specialist delicatessens and popular boutiques. The seafront provides scenic coastal walks and easy access to a wide variety of marine leisure facilities including four yacht clubs. Glenageary Tennis Club is located just across the road and there are also other popular sports clubs nearby. Glenageary Dart Station is just around the corner on Station Road allowing for a swift commute to the city centre and there are many notable schools close by and the dart line allows for easy access to St Andrews and Blackrock College.

ACCOMMODATION

Entrance Hall: Double doors with stained glass inset, tiled floor, recessed lighting

Guest WC: Tiled floor, feature portal window, w.c. and w.h.b.

Kitchen/Dining: Tiled floor, extensive range of high gloss shaker style kitchen units incorporating an integrated fridge/freezer, De Dietrich oven and grill, Miele dishwasher, sink, four ring ceramic hob with extractor fan, dual aspect

Family Room: Tiled floor, feature marble surround fireplace with multi fuel burning stove inset, recessed lighting, two sets of double doors to garden

Utility: Tiled floor, plumbed for washing machine, storage, sink

Drawing room: Beautifully appointed, feature marble surround fireplace, double doors to garden, dual aspect.

Dining room: Wood floor, double doors to garden, well appointed

Study: Wood floor, recessed lighting, built-in storage cabinet, feature portal window, dual aspect, recessed lighting, gas fire.

Converted garage: Originally in use as a double garage (double doors still in situ), this area has been adapted to create a cinema room with tall wood panelled vaulted ceiling incorporating two Velux windows, recessed lighting, laminate wood floors, and a mezzanine area has been created which is currently in use as a further study nook. The room also has a built-in storage closet

1st Floor Landing: Hot press, recessed lighting, storage closet

Principal Bedroom: Wall to wall built in wardrobes, dual aspect, recessed lighting

En-suite: Tiled floor and walls, step in shower cubicle with rainwater showerhead and secondary shower attachment, sink with under sink storage, large wall mounted vanity cabinet, w.c., recessed lighting, wall mounted heated towel rail

Bedroom 2: Double bedroom, wall to wall built-in wardrobes, polished timber floors, outlook to the front

Bedroom 3: Double bedroom with extensive fitted storage, outlook to the front, timber floor, Murphy bed, attic access

Bathroom: Linoleum floor, w.c., corner bath with shower attachment, w.h.b., wall mounted mirrored cabinet

Bedroom 4: Double bedroom with timber floors, dual aspect, built-in wardrobes,

En-suite: Tiled floor and part tiled walls, step in shower, w.c, w.h.b., two wall mounted vanity cabinets (Jack and Jill to bedroom five)

Bedroom 5: Double bedroom with laminate floor, outlook to the front, access to Jack and Jill en-suite, built-in wardrobes

Shomera Garden office: With timber panelled facade, laminate walnut flooring, with electricity and heating, built in storage and desk, fully insulated. Fully designed and fitted by Shomera.

Hot Tub Room: Bespoke with wood panelled walls, wall mounted storage, electricity and free standing hot tub



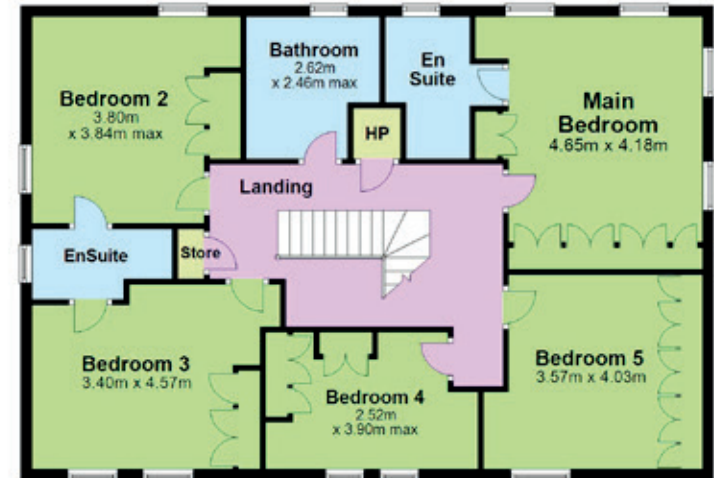


FLOOR PLANS

Ground Floor



First Floor





exclusive affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

SELLING AGENTS

Miriam Mulligan
35 George's Street Upper
Dun Laoghaire, Co Dublin A96 NW94

T: 01 2844422
M: 0863835125
E: miriam.mulligan@sherryfitz.ie

www.sherryfitz.ie