

For Sale

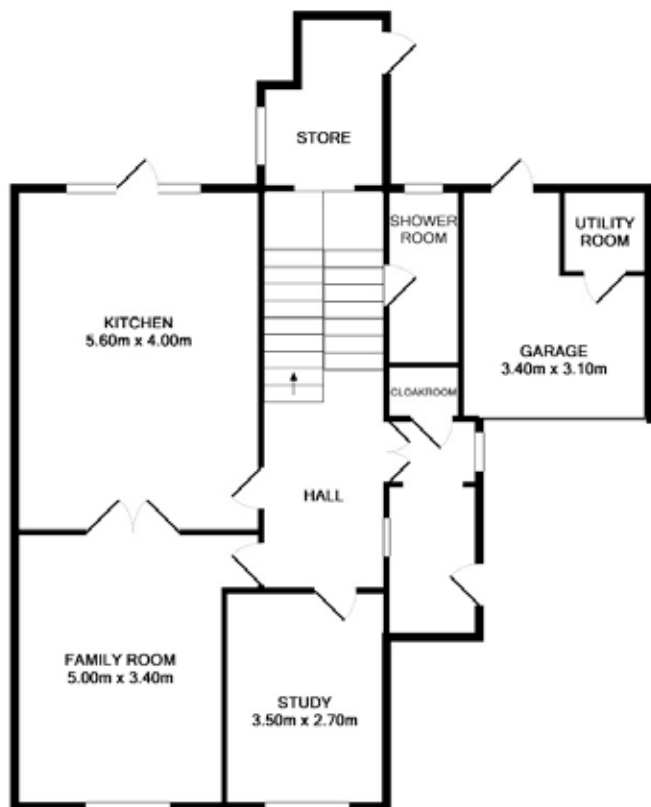
Asking Price: €1,950,000

Sherry
FitzGerald

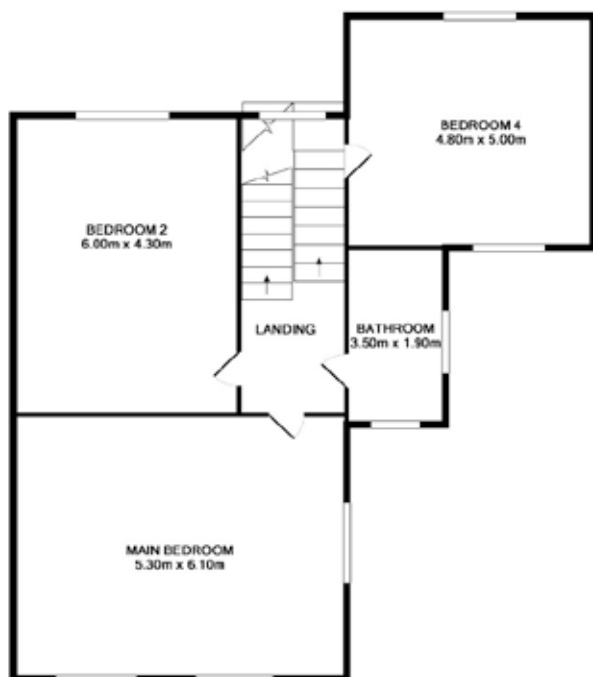


3 Richmond Hill,
Monkstown, Co. Dublin

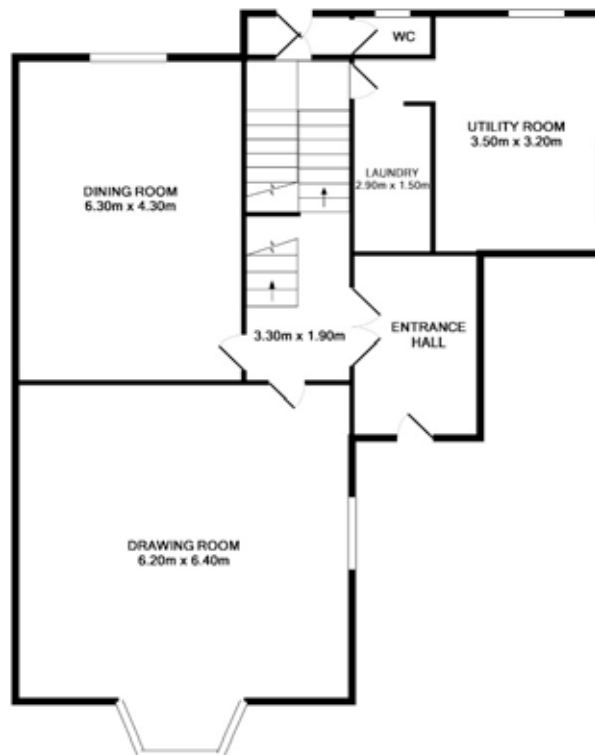
Layout of Garden Level



Layout of First Floor



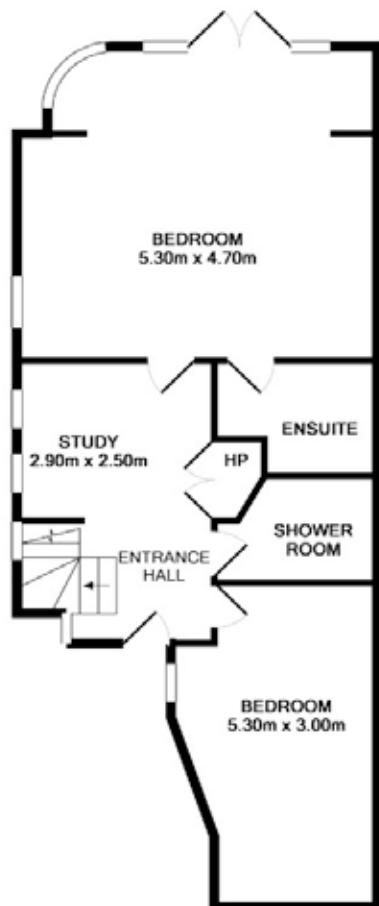
Layout of Ground Floor



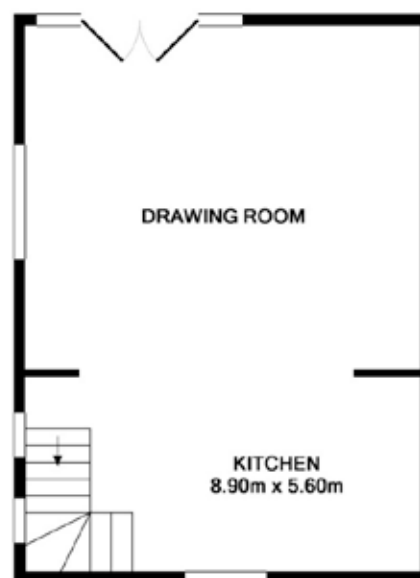
Layout of Second Floor



Layout of Mews Ground Floor



Layout of Mews First Floor



A unique opportunity to acquire a handsome three storey, over garden level period residence (343.7 sqm / 3700 sqft approx.) with a 2 bed mews to the rear. Built in c. 1824, this home is filled with charm and character, retaining period features, ornate plaster work, fire places and working window shutters.

Although the main house requires some modernization and upgrading it offers fantastic potential to be updated and returned to its former glory. Some of the special features of this magnificent family home include a self-contained and stylishly refurbished 2 bed mews to the rear (139 sqm / 1500 sqft approx.), and a 76.2m / 250ft long mature garden which is an oasis of tranquility, not to mention the beautiful sea views from the upper floors. Occupying an enviable position on this prestigious leafy road only a short stroll from Monkstown village with it's range of specialty shops, bistros and hostelryes, the DART and seafront.

GARDEN

There is a magnificent 76.2m / 250ft long rear garden which is an oasis of tranquility with paved sun patio areas with lawn. There is a second lawn also, and at the bottom of the garden there is a lovely sheltered area with another paved sun patio area, apple and pear trees and a large greenhouse (4.95m x 3.43m) fitted with sink unit. There is a railed front garden with flower bed borders and off-street parking for up to three cars. Boiler house with gas fired burner.

SPECIAL FEATURES

- Beautiful period home
- Excellent location
- Fully refurbished 2 bed Mews
- 250 ft long garden to the rear
- Off street parking for 3 cars
- Superb sea views

SERVICES

- GFCH

BER

BER Exempt,





ACCOMMODATION

Floor Area 343.7 sq mtrs approx. = 3,700 sq ft approx.

Entrance Hall: with timber floor and doors to..

Drawing Room: with magnificent ceiling plasterwork and highly decorative centre rose, beautiful pillard marble fireplace and feature bay window.

Dining Room: with timber floor, fine ceiling plasterwork and beautiful marble fireplace. Picture window overlooking the rear garden.

Butlers Pantry: with sink unit, fitted cupboards, Phillips oven, 4 plate electric hob and extractor fan.

Utility/Store Room: with fitted cupboards and presses.

Lobby: with wc and wash hand basin off. Door and steps leading down to rear garden.

Cellar: beneath the front steps.

Family Room: with fireplace and timber floor. Folding glazed doors to..

Kitchen/ Breakfast Room: with very good range of cupboards, presses, tiled splashbacks, stainless steel sink units, Rayburn cooker and De Dietrich two plate gas hob, American fridge freezer and black and white tiled floor. Hotpress with dual immersion.

Store Room: with black and white tiled floor, walk-in linen cupboards and door out to the front garden.

Utility Area: with old Belfast sink unit, plumbing for washing machine and door out to mews courtyard.

Shower Room: with stand-in shower cubicle, pedestal wash hand basin and wc, heated towel rail.

Hall Floor return: Original Georgian window with beautiful view across the gardens to the spire of Monkstown church with Dublin Bay in the distance.

Bedroom 4: with original wide plank floorboards and wash hand basin.

Bathroom: bath, stand-in power shower, wash hand basin, built in vanity unit, wc, heated towel rail, paneled walls and recessed spot lighting.

Main Bedroom: with attractive ceiling plasterwork, original wide plank floor boards, painted stone fireplace with tiled inset and built-in wardrobes and fitted bookshelves.

Bedroom 2: with original wide plank floorboards, fireplace, built-in cupboards and wash hand basin with fitted cupboards underneath. Beautiful views across the garden with Dublin Bay, Howth and Dublin Port and Docks in the distance.

First Floor Return: with original Georgian window with beautiful views across the garden.

Bedroom 3: with fireplace (not in use), built-in wardrobe. Window with beautiful views over Monkstown with Dublin Bay and Howth in the distance. Access to..

Separate 2 bed Mews (139 sqm / 1500 sqft approx.)

2 bed mews to the rear built c.2003 comprising entrance hall, open plan living/kitchen dining room, 2 beds (one en-suite), study area and shower room.







**Sherry
FitzGerald**

NEGOTIATOR

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**HERMAN
WHITE
ESTATES**

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