

For Sale

Asking Price: €2,395,000



Parkview, 5 Park Road, Dun Laoghaire,
Co Dublin A96 HX31

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Capturing one of the most unique and captivating vistas in the area, Parkview is idyllically positioned to take in views of both The Peoples Park and Scotsman's Bay. Standing at the end of this beautiful terrace of imposing period properties, this home is impressive both inside and out. Gracious proportions prevail and its large windows serve to both drench the accommodation with natural light and take in the panoramic outlook. Rich in elegant detail it has a generous mix and an excellent balance of both bedroom and living accommodation which will amply serve an entire family, coupled with a private rear garden with off street parking. Granite steps ascend to the entrance hall which is flanked by two glorious reception rooms. There is a beautiful dual-aspect drawing room with original marble fireplace and a dual aspect dining room with a Belle Cheminee marble fireplace. As you descend down to the garden level there is shower room on the return. At garden level there is a stunning bespoke Robert Mooney kitchen with marble counter tops and Aga – a real heart of the home. There is a family room with Belle Cheminee fireplace, a study / double bedroom 5 and a guest w.c. The boiler and comm's room is in the garden level return. On first floor there is an extremely spacious master bedroom with en-suite, and three further double bedrooms and main bathroom on the return. An attic conversion (extending to 400sq.ft approx.), which is well suited to a number of uses, completes the accommodation. Park View occupies a prime position on Park Road overlooking the People's Park and Scotman's Bay, and just a short walk from the bustling village of Glasthule with its boutique shopping and gourmet restaurants, while Dun Laoghaire town provides a wealth of amenities both social and essential. There is a wide selection of sporting and recreational amenities in the area including golf clubs, tennis clubs, beautiful walks down the seafront and over and around Dalkey and Killiney Hills as well as the four yacht clubs and an

extensive marina at Dun Laoghaire Harbour, which will be of major interest to the marine and sailing enthusiast. Public transport links to the city centre are easily accessible with the DART station at Glasthule and the No.7 bus stop both close by, while the Aircoach provides direct access to Dublin Airport. There are also many highly regarded schools in the area including Rathdown School, St Joseph of Cluny, CBC Monkstown, Castle Park and Loreto Abbey, Dalkey.

ACCOMODATION

Garden Level:

Hall :Accessed via door under steps, with travertine marble floors, antique radiators and ceiling coving.

Kitchen/Breakfast Room: Bespoke Robert Mooney kitchen with marble counter tops, Oak floor, provision for American fridge/freezer, Belfast sink, dishwasher, gas run Aga with additional gas hob, island unit, recessed lighting, French doors to the rear garden and patio area.

Family Room: Nicely appointed reception room with ceiling coving, recessed lighting and Belle Cheminee marble fireplace with gas fire.

Study/Bedroom 5: Double bedroom overlooking the rear garden with ceiling coving.

Utility Room: With travertine floor, fitted floor units with sink unit and plumbed for washing machine.

Guest W.C: With Fired Earth wash hand basin and w.c.

Plant Room/ Comm's Room: Houses boiler.

Hall Level

Porch: Double aspect with sea views, opens into

Entrance Hall: With porcelain tiled floor, ornate ceiling coving and centre rose, dado rail, antique radiators and fan light.

Drawing Room: Stunning double aspect reception room with original marble fireplace with open fire, ceiling coving, picture rail and ornate centre rose. Views over the People's Park and Scotsman's Bay.

Sitting / Dining Room: Double aspect reception room with Belle Cheminee marble fireplace with gas fire, ceiling coving and ornate centre rose. Views over the People's Park and Scotsman's Bay.

Shower Room: With porcelain tiled floor, Fired Earth w.c., pedestal wash hand basin, step-in shower unit, chrome heated towel rail, recessed lighting and underfloor heating.

First Floor

Principal Bedroom: Extremely spacious double bedroom with views over the People's Park and Scotsman's Bay, ceiling coving, picture rail, centre rose, fitted wall-to-wall wardrobes and antique radiators.

Ensuite: With part tiled walls, underfloor heating, wash hand basin and vanity unit, w.c., shower cubicle with rain water shower head, fitted shelving, ceiling coving, recessed lighting and chrome heated towel rail.

Bedroom 2: Large double bedroom overlooking the People's Park and Scotman's Bay, with picture rail, ceiling coving and fitted wardrobes.

Bedroom 3: Double bedroom with fitted wardrobes, ceiling coving and picture rail.

Bedroom 4: Double bedroom with picture rail, ceiling coving and fitted wardrobes.

Bathroom: With partly tiled walls, Fired Earth wash hand basin and w.c., cast iron bath with overhead rainwater shower head and underfloor heating.

Attic: With Velux windows, recessed lighting, TV point, built in shelving and double doors to further walk-in storage with Velux window.

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