For Sale

Asking Price: €1,595,000



20 Mulgrave Terrace, Dun Laoghaire,
Co. Dublin A96VR02

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No. 20 Mulgrave Terrace is a timeless villa residence of exceptional charm situated on the tranquil fringes of Dun Laoghaire. There are homes that make a wonderful first impression, and then there are homes that simply take your breath away. From the moment you arrive at the gates, this elegant villa-style home captivates. Immaculately presented and overflowing with kerb appeal, the approach sets the tone for everything that follows. A neat, gravelled driveway is framed by beautifully manicured lawns, with mature hydrangeas tumbling gracefully from well-stocked flower beds and elegant acer trees providing year-round colour and structure. Two perfectly matched bay trees stand proudly on either side of the front door, creating an entrance that is as welcoming as it is memorable. Stepping inside, a wide entrance hall immediately conveys the warmth and character that define this exceptional home. Richly stained wide-plank timber flooring draws your eye toward the split level staircase, a hallmark of this distinctive villa design. Off the entrance level, the home's wonderfully flexible layout becomes apparent. One of the enduring attractions of these classic villa homes is their versatility, allowing owners to tailor the accommodation to suit changing lifestyles. To one side of the hall, the elegant drawing room is a magnificent reception space. High ceilings, beautifully stained timber flooring and an original open fireplace combine to create a room of timeless character, while bespoke built-in shelving frames the fireplace beautifully. A large sliding sash window floods the room with natural light. Double doors connect seamlessly to the formal dining room, another wonderfully proportioned space featuring its own handsome fireplace and exquisite stained-glass detailing above the garden doors. Opening directly onto the rear garden, it offers a wonderful setting for entertaining both indoors and out. On the opposite side of the hall are two exceptionally generous double bedrooms. Upstairs, a further bedroom continues the home's thoughtful design. It features bespoke fitted joinery in the form of a cleverly designed raised sleeping platform and excellent integrated storage beneath, making an ideal bedroom/home office. A beautifully appointed family bathroom incorporating a hot press and generous storage cupboard completes the first floor, finished with Fired Earth sanitary ware and centred around a stunning antique roll-top bath, creating a luxurious space in which to unwind. Descending to the lower level reveals a nicely appointed shower room and a truly outstanding kitchen/dining room. Double doors open onto a wonderfully private, low-maintenance patio garden that wraps around the kitchen. Designed for effortless entertaining, the garden is bordered by raised beds, creating a peaceful and colourful setting throughout the warmer months. Steps up from the patio lead to a lawn area that wraps around the kitchen and then meets the double doors from the formal dining room. Perfectly positioned on the fringes of the town centre, this home enjoys all the advantages of living within walking distance of every conceivable amenity while remaining peacefully removed from the bustle. Dun Laoghaire offers an exceptional lifestyle, with an impressive selection of cafés, restaurants, boutiques and everyday shopping, together with two shopping centres, the DART, a renowned theatre and cinema, and the spectacular coastline with its scenic walks, piers and four yacht clubs. Families will also appreciate the excellent selection of highly regarded primary and secondary schools nearby, together with superb transport links providing easy access to Dublin City Centre and beyond.

ACCOMMODATION

Entrance Hall: hall door flank by glazing and further panel overhead, hardwood floors, dado rail, high ceilings with ceiling coving and centre Rose, half arch through to rear hall with further ceiling coving and further matching centre rose,.

Drawing Room: hardwood floor, antique style radiator, feature fireplace with open fire inset, picture rail, ceiling coving, sliding sash window with working window shutters, centre rose, folding double doors connecting to the..

Dining Room: hardwood floors, antique style radiator, double doors to garden with staining glass window light overhead, ceiling coving, picture rail, centre rose, feature fireplace

Bedroom 1: antique style radiator, picture rail, ceiling coving, centre rose, feature fireplace flanked by built-in wardrobes, overlooking the front garden with working window shutters

Bedroom 3: built in platform bed with storage beneath, attic access, sliding sash window with working window shutter, built-in wardrobe

Bathroom: tiled floor, tiled tongue and groove half panelled walls, built-in storage, roll top bath with telephone shower connection, Fired Earth sink and w.c., hot press and storage cupboard

Ground floor: Bedroom 2: hardwood floor, feature fireplace, built-in wardrobes, sliding/window with working window shutter, outlook down the patio garden.

Return: Bedroom 3: built in platform bed with storage beneath, attic access, sliding sash window with working window shutter, built-in wardrobe

Bathroom: tiled floor, tiled tongue and groove half panelled walls, built-in storage, roll top bath with telephone shower connection, Fired Earth sink and w.c., hot press and storage cupboard

Ground floor: Lobby: tiled floor, built-in shelving, sliding sash window, recessed lighting

Shower Room: tiled floor, tiled tongue and groove panelled walls, w.c., w.h.b., recessed lighting, step in shower cubicle





Kitchen/Dining: classic hardwood Shaker style kitchen incorporating display cabinetry, hardwood countertop, tiled floors, Belfast sink, integrated oven, integrated microwave, integrated fridge/freezer, integrated dishwasher, five ring gas hob, extractor fan, recessed lighting, Velux window, antique style radiator, dining area with double doors out to garden

Garden: Mature evergreen screening provides excellent privacy to the front, where large double gates open to gravelled parking bordered by manicured lawns, granite edging and attractive planting, including hydrangeas and Acer trees. A discreet garden shed and bin storage area are also provided. To the rear, the kitchen opens onto a patio with raised beds, colourful planting and evergreen hedging. Steps lead to a raised lawn which wraps around the kitchen and connects with the dining room, with pedestrian rear access.



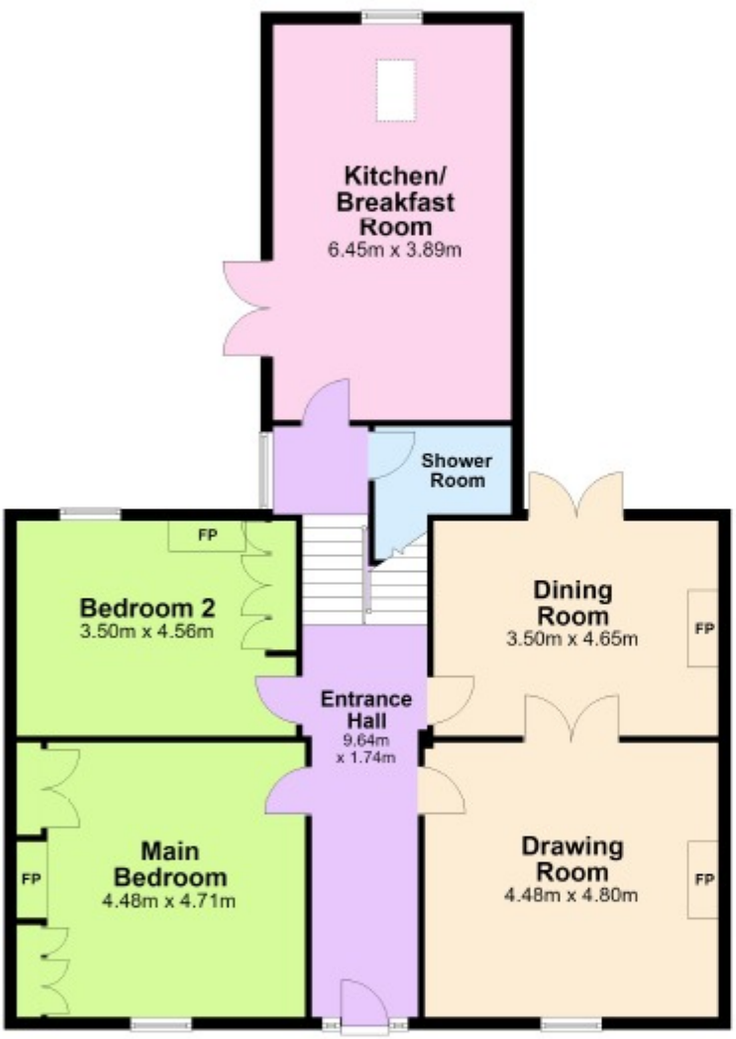
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