

FOR SALE BY PRIVATE TREATY

# 50 CASTLEPARK ROAD

SANDYCOVE CO. DUBLIN A96 F4W0

Asking Price

€1,800,000



**Tom  
O'Higgins**  
ESTATE AGENT

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'THE MOORINGS' 50 CASTLEPARK ROAD

# 5 Bed – 4 Rec 288 sqm / 3,100 sqft

**ASKING PRICE €1,800,000**

Well set back from Castlepark Road, 'The Moorings' is an attractive semi-detached family home built in the late 1930's with part red-brick façade and two storey bay window. The property had been well maintained and extended by the current owners to provide a spacious and functional home, suited for modern day living.

You will be instantly impressed with the kerb appeal of this home. There is a mature garden to the front with a gravel driveway and lawn surrounded by an array of colourful planting and off-street parking for several cars with a secure side passage leading to the rear.

The accommodation comprises a welcoming entrance hall (with cloakroom and guest w.c.), off which can be found interconnecting reception rooms currently used as a study and sitting room, the open plan kitchen / dining area is to the rear benefitting from an abundance of natural light flooding in from the full height windows and feature skylight. From the kitchen you can access the utility room and TV room. The stairway splits with one double bedroom with ensuite shower to the right and to the left three double bedrooms (2 ensuite) and the main bathroom together with stairs to a large attic room with two roof lights and views towards Dun Laoghaire.

There is further living accommodation in the rear garden with a separate annex (approx. 38sqm/409sqft) comprising a living room, bedroom, bathroom and kitchen. Additionally, there is a garden studio / hobby room extending to 26sqm/279sqft and a storage shed.

The landscaped rear garden is mostly laid out in lawn and has a westerly orientation with patios positioned to catch sun right through the day and into the evening.

Situated on the sunny side of Castlepark Road, this highly sought after location is of the utmost convenience, a short stroll from both Dalkey and Glasthule villages with their vibrant array of boutique shops, cafes, restaurants and bars. There is a host of sporting facilities close by with a choice of Yacht clubs, Tennis clubs and Golf clubs as well as scenic coastal and cliff walks and invigorating sea swims at the Forty Foot.

Glenageary Dart station is less than a 10-minute walk away ensuring an easy commute to Dublin city as well as the plethora of good quality schools along its track. The Castle Park interdenominational primary school is just a short walk away as are Harolds National School in Glasthule, Loreto Abbey Dalkey and Rathdown.



# ACCOMMODATION

## Porch

With double doors. Tiled floor.

## Reception Hall

With polished maple flooring, cloakroom & tiled guest w.c. off.

## Study

To the front with polished maple flooring, bay window, fitted bookcases and filing drawers and feature cast iron fireplace. Double doors to the sitting room.

## Sitting Room

A spacious living room with a feature cast iron fireplace and French doors to the rear garden.

## Kitchen / Dining Room

A spacious light-filled kitchen with a double height island containing a breakfast bar superbly finished with matt white cabinets, stainless steel workspace and appliances and walnut countertops overlooking the rear garden with full height windows and double doors to the patio.

## Utility

Same finishes used in the kitchen are continued with tiled floors, fitted wooden countertops, sink and matt white cabinets. Access to side passage.

## TV Room

To the front with same polished maple flooring as throughout main reception rooms, bay window and fitted bench and window seat with invisible storage below. Double sliding opaque glass doors to kitchen.

## Annex

### Living Room

Bright, south facing room overlooking the rear garden.

### Bedroom

Double bedroom with built in wardrobe

### Bathroom

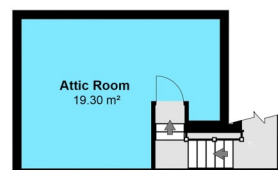
With shower, w.c. and w.h.b.

### Kitchen

With tiled floor. Fitted floor and wall units.

### Garden Studio

Would suit a number of uses. Extending to 26sqm with sliding patio door to the garden.



Not to scale. For identification only.

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**Bedroom**

To right -Double room with extra high ceiling and ensuite shower.



**Master Bedroom**

With built in wardrobes and bay window with fitted window seat below. Ensuite with shower, w.c. and w.h.b.

**Bedroom**

Double room to the rear with built in wardrobe and ensuite shower.

**Bedroom**

Double room to the rear with built in wardrobe.



**Bathroom**

Modern bathroom, fully tiled with rainfall shower, w.c. and w.h.b. with storage below.

**Attic Room**

With laminate flooring fitted wardrobes and eves storage. Two rooflights.



**FEATURES**

- Well-appointed accommodation
- Sunny west facing rear garden
- Off street parking for several cars
- Separate Annex (38sqm)
- Converted Attic
- Garden studio (25sqm)
- Gas fired central heating
- Excellent location

**BER**

C3

No: 117260059

214.75 kWh/m2/yr





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# Tom O'Higgins

ESTATE AGENT

Negotiator

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