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Sherry FitzGerald



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.

The Slopes, Knapton Road, Monkstown,
Co Dublin A96 A094

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BER C2

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The Slopes, tucked away just off Knapton Road, reveals itself at the end of a private driveway, transporting you into a secluded oasis of calm and greenery. Taking its name from the Victorian residence that once stood on the site, the property was constructed in 1978 by the current owners, who commissioned an Irish architect to design a modernist family home that would respond sensitively to the natural gradient of the land. The result is a striking and thoughtfully executed architectural statement. Inspired by the celebrated Edith Farnsworth House by Ludwig Mies van der Rohe, The Slopes is elevated on steel and cast concrete columns, with accommodation arranged over three levels to maximise light, outlook and connection to its surroundings. Nestled among mature treetops and overlooking the playing fields of CBC Monkstown, the setting is truly idyllic. The property commands far-reaching views towards the Dublin Mountains and offers a rare blend of architectural integrity, privacy and immersion in nature. Approached via a 50m approx. gravelled driveway, the penthouse level gradually comes into view. A bridge leads across to the roof terrace, where panoramic views of the Dublin Mountains immediately unfold. The entrance level opens into a bright and welcoming entrance hall, from which stairs descend through the heart of the house, revealing the home's striking, layered design. Generous 2m sq windows flood the interiors with natural light and frame uninterrupted views of the surrounding woodland. Upgraded in 2017 to triple-glazed units, these windows further enhance the comfort and energy efficiency of this distinctive residence. The main level comprises the kitchen/breakfast room, dining room and living room, together with the principal bedroom with ensuite, a second bedroom and a family bathroom. Both reception rooms and bedrooms on this floor

enjoy a beautiful woodland outlook over the mature gardens that envelop the property. A door from the kitchen/breakfast room provides direct access to the outside, where there is potential – subject to PP – to extend beneath the existing single-storey sections of the house. At garden level, the accommodation continues with 3 generously proportioned bedrooms, each enjoying delightful garden views, along with a utility room and a shower room. The roofline of the property functions as a natural turning point and provides generous parking for up to 5 cars — a unique and practical feature of the home. The beautifully maintained gardens are a standout feature of The Slopes, forming an enchanting and ever-changing backdrop throughout the seasons. Lovingly stocked with mature trees and thoughtfully planted beds filled with a variety of shrubs, the grounds offer colour, texture, and year-round interest. The setting is wonderfully peaceful, where birdsong becomes a daily soundtrack, while a sunny west-facing orientation enhances the outdoor appeal. Knapton Road is only a short stroll from the charming village of Monkstown, with its specialty food shops, boutiques, cafés and restaurants including Avoca, FXB Steakhouse, That's Amore and Café du Journal. Nearby Dún Laoghaire offers an extensive range of shopping and leisure amenities. Recreational amenities abound, including the 4 Yacht clubs in Dún Laoghaire, De Vesci Tennis Club, Monkstown Lawn Tennis Club, swimming at Seapoint and Monkstown Gym, and scenic coastal walks along both East and West Piers. There is an excellent selection of primary and secondary schools in the area, while the DART at Salthill Station, multiple Dublin Bus routes and the Aircoach provide swift and convenient access to the city centre and Dublin Airport.



ACCOMMODATION

Entrance Level

Entrance hallway: overlooking terrace area, Parquet floor, cloaks cupboard.

Main Level

Kitchen/breakfast room: dual aspect overlooking the gardens, stripped and painted timber floor, range of floor and wall mounted timber units, breakfast bar with tiled countertop, hatch to dining room, Bosch dishwasher, circular twin stainless steel sink unit, Electrolux electric oven, Beko fridge freezer. Dining room overlooking the gardens, timber floor, hatch to kitchen.

Living room: dual aspect overlooking the gardens, feature raised fireplace with exposed brick finish & timber mantelpiece.

Bedroom one: overlooking the gardens, built in wardrobe with overhead storage.

Bathroom: bath with mixer tap and shower attachment, pedestal wash hand basin, WC, tongue and groove party-panelled walls, stripped and painted timber floor.

Main bedroom: overlooking the gardens, extensive range of built-in wardrobes with overhead storage.

Ensuite shower room: tiled shower cubicle with folding glass door and electric shower, wash hand basin inset in vanity unit with mirrored vanity cabinet over, WC, tiled floor.

Garden Level

Bedroom three: dual aspect overlooking the gardens.

Bedroom four: overlooking the gardens, built-in wardrobe with overhead storage, laminate floor.

Bedroom five: overlooking the gardens, laminate floor.

Utility room: overlooking the garden, Zanussi washing machine and dryer, oil-fired central heating boiler, stainless steel sink unit.

Shower room: fully tiled corner shower, corner wash hand basin, WC, fully tiled walls and floor.

Hallway: dado rail, storage cupboard, under stairs storage, hot press linen closet, door to outside (garden level).

SPECIAL FEATURES

- Architect designed property circa 1978
- Unique detached home on elevated site of approx. 0.2 acres
- Accommodation extending to approx. 200 sq m / 2,152 sq ft
- Private & mature gardens with west orientation
- Triple glazed windows, OFCH
- Off-street parking for up to five cars
- Short stroll to DART & Monkstown Village

BER

BER C2, BER No. 109022012

Energy Performance Indicator: 189.4 kWh/m²/yr

