

BER EXEMPT



30 Waltham Terrace, Blackrock, Co Dublin









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A distinctive semi detached Regency villa of exceptional charm and character situated on approximately 0.3 acres of magnificent south and west facing private level gardens discreetly positioned on this most favoured residential road in the heart of Blackrock. Dating from circa 1836, this is a stunning family home extending to approximately 330 sqm (3,552 sqft).

To the front a flight of granite steps leads to the hall door, upon entering there is an impressive but welcoming reception hall off which there are two elegant reception rooms. To the left there is a truly magnificent drawing room with feature bay window to the side which leads to a unique south facing conservatory overlooking the professionally planted mature garden. On the right hand side is a very fine dining room with a feature marble fireplace and picture window overlooking the front, both rooms enjoy subtle period details indicative of the year of construction to include original sash windows and working shutters. These gracious rooms are ideal for entertaining on a grand scale or indeed perfect for comfortable day to day living.

At the garden level there is a generous kitchen/dining room which in turn leads to the living room and all include pleasant views over the landscaped gardens. A particular feature to this important property is the lower ground level that includes two substantial bedrooms and family bathroom. On the first floor of this fine family home there are three further bedrooms and a bathroom. The entire residence has been impeccably maintained and preserved by the current owners.

The side of the property enjoys generous off street car parking behind electronic gates and to the rear there is an extensive level lawn garden with feature granite wall. Overall, the property enjoys immense privacy as well as the added benefit of a most important south west aspect ensuring maximum levels of light throughout the day. Houses of this calibre which offer location, substance, style, space, parking, large gardens and a south west aspect rarely come to the market.

Waltham Terrace is a highly regarded and much sought after mature residential road with some of the finest Regency family homes Dublin has to offer. A deservedly popular residential location a short stroll to the village of nearby Blackrock and also easily accessible to Monkstown and the seafront. Nearby are excellent transport facilities including the Dart and Stillorgan Road QBC. Also within close proximity are some of the country's best known schools to include Blackrock College and St. Andrews College, University College Dublin, Belfield and Carysfort Campuses. Shopping facilities at Blackrock and Stillorgan are close by together with the yacht clubs and marine facilities at Dun Laoghaire.

Features

- Distinctive double fronted Regency villa on magnificent private level gardens
- Choice private residential location in the heart of Blackrock
- Beautifully proportioned principal reception rooms with excellent natural lighting
- Highly regarded mature residential road
- Entire standing on approximately 0.30 acre
- Many notable period features remaining throughout
- Outstanding professionally planted mature south west facing extensive level gardens
- Gracious accommodation of approximately 330 sqm (3,552 sqft)
- Short walk to some of south Dublin's finest schools to include Blackrock College and St. Andrews College
- Close to excellent transport to include the Dart at Blackrock
- Blackrock Park and Carysfort Park within walking distance



Accommodation

Ground Floor

Reception Hall 2.65m x 8.2m (8'8" x 26'11") with magnificent ceiling height, centre rose, ceiling coving and feature circular rooflight with Velux windows.

Drawing Room 4.85m x 6.45m (15'11" x 21'2") with ceiling coving, centre rose, magnificent marble fireplace with cast iron and tiled inset, slate hearth and open fire, feature bay window with timber flooring leading to

Conservatory 3m x 7.4m (9'10" x 24'3") with tiled floor, magnificent picture windows facing due south and west overlooking the landscaped gardens.

Dining Room 4.27m x 6.67m (14' x 21'11") with ceiling coving, centre rose, very fine marble fireplace with cast iron tiled inset, slate hearth and open fire, original timber flooring and sliding sash picture window overlooking the front

Garden Level with steps leading down from the reception hall

Breakfast Room 4.2m x 3.7m (13'9" x 12'2") with attractive maple timber flooring, recessed lighting and double doors leading to the rear garden

Kitchen 3.95m x 4.1m (13' x 13'5") with a range of fitted overhead press and drawer units, oven with integrated microwave, integrated fridge/freezer, integrated Neff dishwasher, undercounter stainless steel sink unit, four ring ceramic hob with extractor over, very fine marble worktop, maple timber flooring and window to side and rear.

Sitting Room 4.1m x 5.6m (13'5" x 18'4") with magnificent parquet timber flooring, cast iron fireplace with tiled hearth and tiled inset and patio doors leading to the rear garden.

Lower Ground Level

Bedroom 1 3.97m x 6.36m (13' x 20'10") with timber flooring, cast iron fireplace with slate hearth and window overlooking front.

Bedroom 2 4.53m x 6.35m (14'10" x 20'10") with magnificent parquet timber flooring and window to front and side.

Inner Hall with storage and houses the gas fired boiler

Shower Room with pedestal wash hand basin, w.c., corner shower, tiled floor and double doors leading to rear garden

First Floor

Bedroom 3 4.14m x 5.25m (13'7" x 17'3") with an excellent range of built in wardrobes and sliding sash picture window overlooking the rear

Bedroom 4 4.1m x 3.63m (13'5" x 11'11") with attractive fireplace with cast iron inset and windows overlooking the rear

Bedroom 5 2.6m x 3.6m (8'6" x 11'10") with window overlooking the rear and built in wardrobes

Bathroom with pedestal wash hand basin, w.c., bath with shower over, hot press, Velux rooflight, tiled floor, part tiled walls and window to the side

Outside

Set behind wrought iron electronic gates, the property stands on truly stunning gardens of approx 0.3 acres bordered by a magnificent feature granite wall. The privacy and seclusion within the south and west facing gardens is rare to find in such a choice location.



Floor Plans

Ground Floor



First Floor



Not to scale -
for identification purpose only.

Location Map



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BER DETAILS:

Exempt

EIRCODE: A94 H1K7

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