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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.

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Elton, Sandycove Road, Sandycove,
Sandycove, A96 VX28

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BER D2





Superbly located just a stone's throw from the famous "Forty Foot" bathing spot and a short distance from Sandycove, Dalkey and Dun Laoghaire where a host of local services and amenities make everyday living a true pleasure in this vibrant local community. A beloved family home for over forty years, Elton is a wonderfully elegant 1930's residence that exudes great character and charm throughout the superb light-filled accommodation. Ideally located on the sunny side of Sandycove Road, it enjoys a private south facing rear garden and generous off-street parking for 5 cars to the front.

Internally the home is rich in original features typical of its era, including a solid mahogany staircase, picture rails, feature fireplaces and bow bay windows. Off the entrance hall to the left there is an inviting dining room with a bow bay window overlooking the front garden. To the right of the hallway there is a large drawing room which also boasts a bow bay window and feature fireplace. To the rear are the kitchen/ breakfast room and a family room, both enjoying access out to the sunroom and sunny patio garden. A shower room completes the accommodation downstairs.

Overhead there are five bedrooms, four doubles and a generous single. The main room to the front of the house enjoys a large bow bay window, exposed timber flooring and a feature fireplace. A large attic, accessible from this room via pull-down stairs, offers potential for extension (approximately 50 sqm). With its generous proportions and ceiling heights this extremely versatile space could be converted for various uses. A large fully tiled family bathroom with a bath & shower cubicle and a separate w.c. completes the upper floor.

SPECIAL FEATURES

- Off street parking for approx 5 cars
- Private south facing rear garden
- Walking distance to Sandycove & the Forty foot
- 5 Bedrooms
- 1930's features



ACCOMMODATION

Entrance Porch: with terracotta tiled floor and decorative stained-glass window.

Entrance Hall: spacious hallway with feature mahogany staircase and understairs storage.

Dining Room: with bow bay window, picture rail and feature fireplace with wood surround and tiled inset.

Drawing room: with bow bay window, picture rails and feature fireplace with wood surround and tiled inset.

Kitchen/ Breakfast room: with a selection of fitted wall and floor units, tiled splashback, stainless steel sink unit and terracotta tiled floor. A door opens out to the sunroom.

Family Room: with picture rail and a feature fireplace with solid wood surround and tiled inset. A door opens out to the sunroom.

Sunroom: spacious sunroom with tiled floors and double doors opening out to the garden.

Bathroom: fully tiled with w.c, bath, wash hand basin and shower cubicle.

Bedroom 1: generous room to the front with polished timber floors, bow bay window, picture rails, feature fireplace with solid wood surround and tiled inset. Access to attic.

Bedroom 2: generous double room with picture rail and feature tiled fireplace.

Bedroom 3: double room with picture rails and feature fireplace.

Bedroom 4: double room with polished timber floors and feature

GARDEN

Minutes from the water's edge with a wide range of activities - from the active sea swimming community to kayaking, saunas and the Sandycove Tennis Club. Sunset walks along the coast take in stunning views across Dublin Bay and there are sailing clubs in Dun Laoghaire & golf clubs nearby. Glasthule Village is a vibrant hub of activity with its variety of cafes, shops, pubs and restaurants. Dalkey Town, with high-end shopping, and dining, is just a walk away.

BER

BER D2, BER No. 118258797

Energy Performance Indicator: 271.71 kWh/m²/yr

