



The Solar House, 195 Vernon Avenue, Clontarf, Dublin 3

Beirne  
& Wise



## The Solar House, 195 Vernon Avenue, Clontarf, Dublin 3

### For Sale By Private Treaty

The Solar House is a modern and contemporary detached family home which offers extensive and versatile accommodation laid out over three floors. At ground floor level, the bright light filled living accommodation boasts a large south facing front conservatory along with a rear family room with stylish design features including a curved glass wall. There is also a high spec modern family kitchen and large home office/ playroom at this level. Upstairs lie 6 large double bedroom, each with ensuite. The bedrooms located to the front of the house have the added benefit of a sunny enclosed balcony area, ideal for relaxing and reading. To the rear of the house there is a beautifully landscaped garden which is very private and to the front there is a cobblelock drive.

Located on one of Clontarf's most desirable and sought after roads, this area is on the doorstep of a host of amenities, not least Clontarf seafront and Promenade. It is also adjacent to St Annes Park and this location is well served by an excellent choice of local schools including Belgrove. This stunning home is beautifully presented and boasts an abundance of character and unique design features. It will appeal to those seeking a large family home in a hard to beat location.

### Special Features

- Fantastic Detached Family Home
- Modern & Contemporary Design
- Double & Triple Glazed Windows
- Oil Fired Central Heating
- Off Street Parking
- 314 sq m/ 3,380 sq ft approx

### View

Strictly by appointment with the selling agents Beirne & Wise.

T: 01 668 2268







## Accommodation

ENTRANCE PORCH  
2.04m x 1.31m

With tiled flooring and recessed ceiling lighting.

HALL  
2.28m x 6.55m

The inviting reception hall features solid maple flooring and recessed ceiling spotlighting. There is a convenient storage cupboard and a solid wood staircase leads to the upper floors.

LIVING ROOM  
6.35m x 5.98m

The large livingroom is located off the hall and has two sets of French doors which open to the front conservatory. A third set opens to the side patio. This is a naturally bright and light filled room and has solid maple flooring and recessed ceiling lighting.

CONSERVATORY  
4.09m x 5.82m

One of the main features of this family home is the large south facing conservatory which enjoys sun throughout the day. The impressive conservatory has the added advantage of an automated blind system and is ideal for those with an interest in cultivating grapes or tomatoes from home. Other features include a tiled floor and exposed timber ceiling beams.

KITCHEN  
9.91m x 3.21m

The modern and stylish kitchen is fitted with an extensive range of wall and floor kitchen cupboards which are complimented with a black granite worktop and cream natural stone floor tiles. The kitchen has a built in breakfast counter which is ideal for casual dining. Recessed ceiling lighting.



FAMILY/DINING ROOM  
8.07m x 4.36m

The natural stone polished floor extends to the family room. This is an extended room with a curved rear wall with floor to ceiling windows designed to maximise natural light. This contemporary room has a cast iron solid fuel stove and French double doors open to the rear garden.

STUDY/PLAY ROOM  
8.07m x 4.36m

Ideal as a home office or family playroom, this room is accessed via double doors from the family room or from directly off the hall. It has generous built in storage including an understairs storage cupboard, maple flooring and recessed ceiling lighting.

UTILITY ROOM  
2.13m x 1.62m

Plumbed for washing machine, oil boiler, door to side passage. Tiled floor and recessed ceiling lighting.

SHOWER ROOM  
1.11m x 2.46m

Complete with wc, whb and a step in shower cubicle. Fully tiled walls and floor.





FIRST FLOOR LANDING

With a large linen cupboard.

BEDROOM 1  
4.11m x 6.25m

Exceptionally large double bedroom with fitted wardrobes. A wonderful feature of this unique home is that the bedrooms to the front step out to an enclosed south facing conservatory or balcony area, ideal for as a quiet reading area.

ENSUITE  
1.78m x 2.03m

complete with bath, wc, whb. Fully Tiled.

BEDROOM 2  
6.25m x 4.11m

Exceptionally large double bedroom with fitted wardrobes. Double doors open to an enclosed south facing conservatory or balcony area.

ENSUITE  
1.78m x 2.03m

Complete with bath, wc, whb. Fully Tiled.

BEDROOM 3  
4.72m x 3.95m

Large double room with fitted wardrobes overlooking the rear garden.

ENSUITE  
1.83m x 1.85m

Complete with wc, whb and step in shower cubicle. Fully tiled

BEDROOM 4  
4.72m x 3.95m

Large double room with fitted wardrobes and overlooking the rear garden.

ENSUITE  
1.83m x 1.85m

Complete with wc, whb and step in shower cubicle. Fully tiled.

SECOND FLOOR LANDING

BEDROOM 5  
4.64m x 3.88m

Large double room to the front with double doors which open to a south facing enclosed balcony. Fitted wardrobes.

ENSUITE  
1.99m x 2.21m

With shower cubicle, wc and whb. Fully Tiled.

BEDROOM 6  
4.64m x 3.88m

Large double room to the front with double doors which open to a south facing enclosed balcony. Fitted wardrobes.

ENSUITE  
1.99m x 2.21m

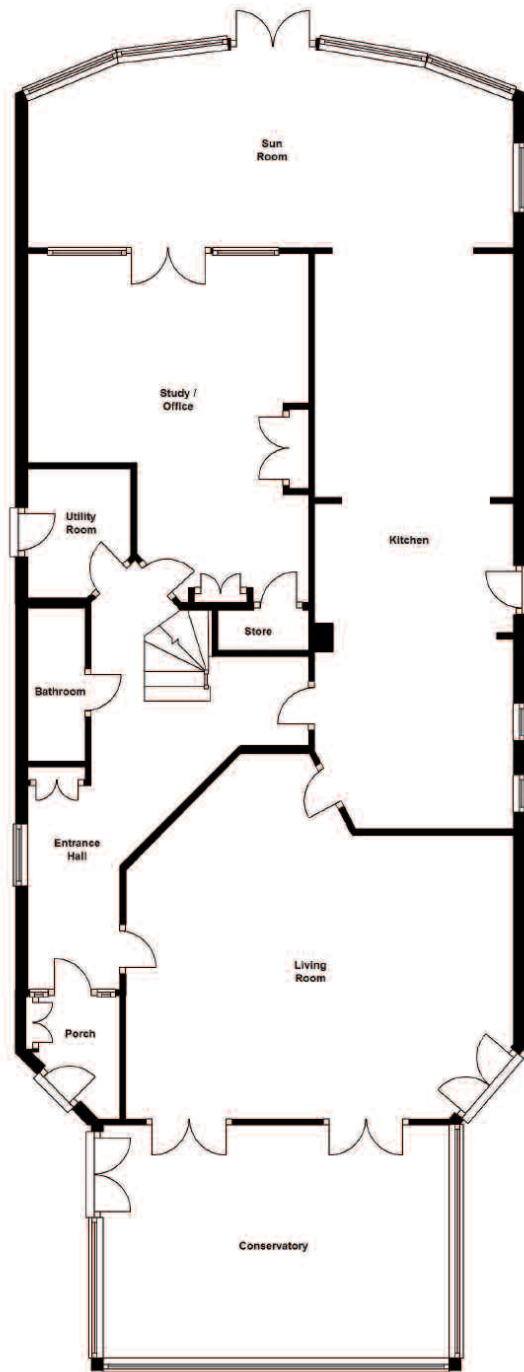
With shower cubicle, wc and whb. Fully Tiled.

ATTIC ROOM

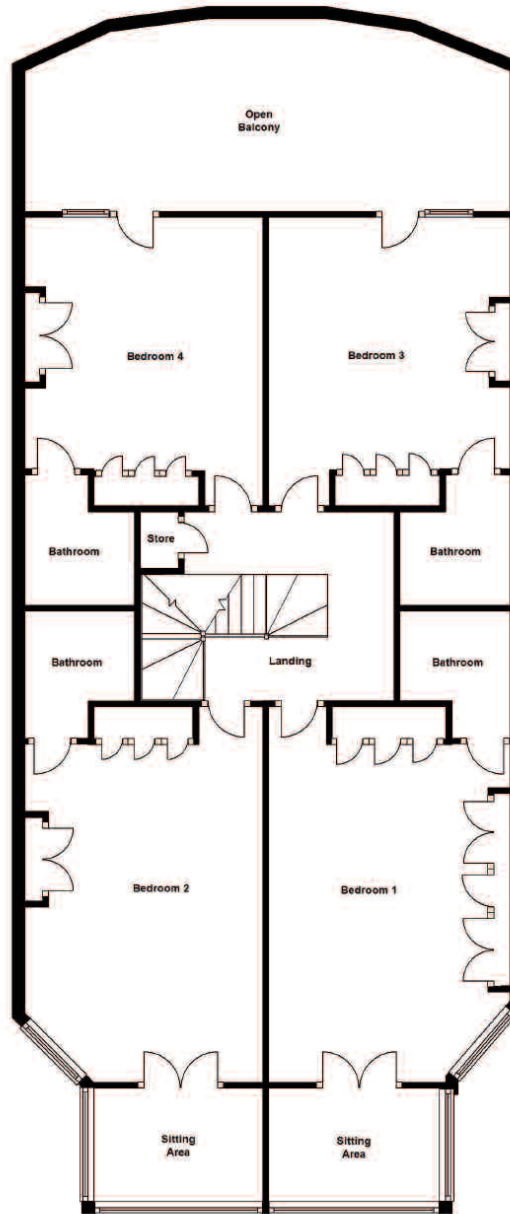
With generous eaves storage.



Ground Floor



First Floor



## Outside

To the rear of the property there is a sunny garden laid mainly in lawn with a cobblelock patio and decking. The rear garden is planted with an array of flowering plants and shrubs and is not overlooked. There are two side pedestrian gates and timber and steel sheds. To the front there is a low maintenance cobblelock drive which provides off street parking for 3 cars.

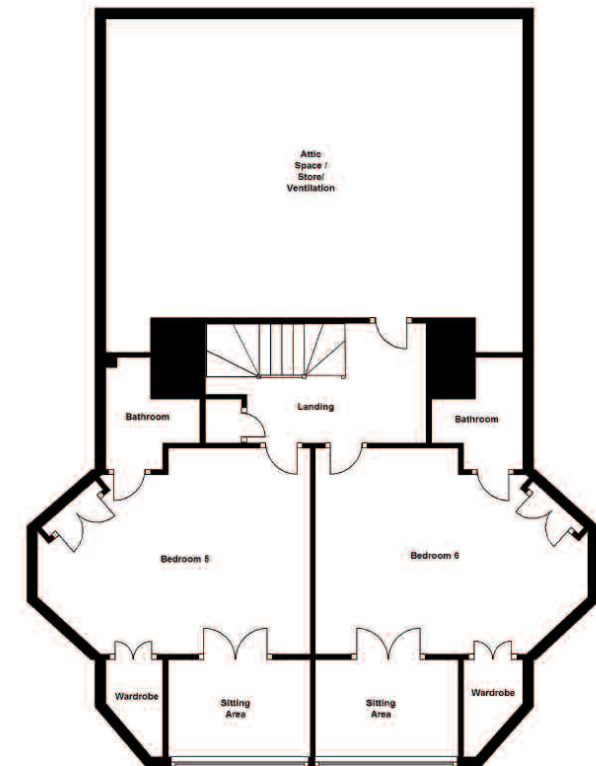
## BER

BER No: 105470942

Energy Performance Indicator: 184.64 kWh/m<sup>2</sup>/yr

**BER C2**

Second Floor





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