

Sherry
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INTERNATIONAL REAL ESTATE



KISH VIEW

14 Crosthwaite Park South, Dun Laoghaire, Co Dublin

BER EXEMPT





For Sale by private treaty

BER: Exempt

SPECIAL FEATURES

- Refurbished to an impeccable standard
- Period features include original floorboards, ceiling cornicing, feature fireplaces, working shutters
 - Underfloor heating throughout the garden level
- Cat 6 cabling & Fibre Optic broadband throughout
 - Off street parking with EV charger
 - Alarm
 - Rear access
- Landscaped front and rear gardens

DESCRIPTION

Kish View is a stunning period residence situated within this imposing terrace of homes dating back to circa 1860's and offers the perfect blend of classic period elegance and modern living. The current owners undertook an extensive and meticulous restoration programme about a decade ago, ensuring that the original character of the property was preserved whilst providing all the comforts need for contemporary living, showcasing the best of both worlds. As you approach this beautiful home, you immediately sense that what awaits inside will be special. The accommodation extending to approximately 300sq. m / 3,229 sq. ft, spread across three levels, seamlessly blends classic period features with modern amenities.

Original features, such as high ceilings and intricate ceiling cornice plasterwork, create a warm and inviting atmosphere whilst large sash windows invite natural light to permeate throughout the property. On the first-floor stunning views from the front of the property are to be enjoyed of The Obelisk on Killiney Hill and to the rear, a sweeping view across Dublin Bay and over to The Kish Lighthouse enhance this home's exceptional charm. The gardens surrounding Kish View are another highlight, designed by Formality with care and attention to detail. These outdoor spaces offer tranquillity and beauty with a sunken patio area to the front providing the perfect oasis to enjoy the afternoon and evening sunshine and the rear garden features a New England-style boathouse, ideal for hosting summer gatherings or accommodating guests.

Additionally, the addition of off-street parking with an EV charger showcases how this residence embraces modern needs while maintaining its historical essence. Such features make Kish View not just a house, but a home where memories can be created and cherished, this remarkable family home is sure to leave a lasting impression.

Crosthwaite Park South is conveniently located within a short stroll of the town centre of Dun Laoghaire and the quaint village of Glasthule. A vast selection of amenities and recreational facilities are literally on your doorstep such as Glenageary Tennis and Sandycove Tennis Clubs, Killiney Hill and the People's Park. For the swimming enthusiast there is a choice of bathing spots in the Forty Foot, Sandycove, Vico and Killiney Beach. Furthermore, families will appreciate the excellent choice of schools in the area, ensuring quality education is within easy reach. Public transport links make commuting easy with Dublin Bus routes and the Dart at Glenageary just a five-minute walk away providing swift and easy access to the city centre. The M50 which provides access to all arterial routes around the country is within a short drive.

A flight of granite steps ascends to the front door with fanlight and sidelights opening into a magnificent entrance hallway where your eye is immediately drawn to the ceiling height and the stunning ceiling cornice plasterwork. To the left of the entrance hall are the formal interconnecting reception rooms with matching white marble feature fireplaces, the drawing room is located to the front of the property and features a deep three-sided bay window, and the dining room is to the rear. On the return is the study with bespoke cabinetry and French doors opening onto a wrought iron staircase providing access to the rear garden.

KISH VIEW, 14 CROSTHWAITE PARK SOUTH, DUN LAOGHAIRE, CO DUBLIN A96XE35

A stunning flared staircase descends to the garden level where we arrive at the exceptional open plan kitchen / dining / family room. This warm and welcoming contemporary space is certain to impress, the kitchen fitted by McAuley Kitchens features timber hand painted wall and floor mounted units complemented by white Quartz countertops and integrated electrical appliances. The tiled floor was supplied by Regan Tile Design and underfloor heating adds to the overall appeal. French doors open out to the garden and off the kitchen is a large utility room.

From the entrance hall a staircase with mahogany handrail leads to the first floor return where the third double bedroom and a shower room are located. On the first floor, are the second bedroom, a large double with ensuite shower room and the main bedroom. Spanning the width of the house, the principal suite is breathtaking, featuring wall to wall fitted wardrobes, a sash window and a deep three-sided bay window where one can enjoy views far reaching views of Killiney Hill, this opulent room has the added benefit of an ensuite shower room. The fourth double bedroom is located on the second floor and is also ensuite.

The front garden with original wrought iron railings is mainly laid out in gravel and provides excellent off-street parking for 2/3 cars and has the benefit of an EV charger. There are steps down to the garden level where a paved patio area provides the perfect spot to enjoy 'al fresco' dining in complete privacy. The garden designed by Formality at the Cowshed has been laid out with low maintenance in mind, a beautiful Wedding Cake Tree takes centre stage in the astroturf lawn, the cut stone walled garden is bordered by beds well stocked with mature trees and Spring/ Summer planting to include Tulips, Hydrangea, Allium and Agapanthus. At the end of the garden is the charming New England style boathouse designed by Formality at the Cowshed overlooking a paved patio. This multi-functional space is complete with kitchen and shower room it can be used for a variety of purposes such as outdoor entertaining, guest accommodation or a tranquil retreat. There is a covered side access with electric bike charging points providing access to the laneway at the rear of the property.

ACCOMMODATION

Entrance Hall: Detailed ceiling cornice plasterwork, feature archway, and recessed display alcove, original stripped and polished timber floor.

Drawing Room: Deep three-sided bay window with working shutters overlooking the front garden, detailed ceiling cornicing, centre rose, feature marble fireplace with cast-iron/tiled inset and slate hearth, original stripped and polished timber floor. Folding double doors to:

Dining Room: Overlooking the rear garden, detailed ceiling cornice work, centre rose, original stripped and polished timber floor, feature marble fireplace with cast iron/tiled insert, slate hearth.

Study: Wall to wall cabinetry, French doors opening to wrought iron terrace with a staircase providing access to the rear garden.

Bedroom 3: Overlooking the rear garden.

Shower Room: Tiled floor and partly tiled walls, double shower cubicle with glass sliding door, WC, stone wash handbasin with shelf and vanity mirror over.

Bedroom 2: Overlooking the rear garden, built-in wardrobes, door to:

Ensuite Shower Room: Patly tiled walls, tiled floor, shower cubicle with glass sliding door, wc, wash hand basin inset in vanity unit.

Bedroom 1: Spanning the width of the house with deep three-sided bay window and picture window overlooking the front garden, detailed ceiling cornice plaster work, wall to wall range of built-in wardrobes. Door to:

Ensuite Shower Room: Double sized shower cubicle with glass sliding door, WC, wash hand basin inset in vanity unit with mirror and light over, tiled floor with underfloor heating.

Bedroom 4: Overlooking the rear garden with stunning views extending across Dublin Bay and over to the Kish Lighthouse.

Ensuite Shower room: Tiled floor and partly tiled walls, shower cubicle with glass sliding doors, WC, wash hand basin inset in vanity unit with mirror and light over, heated towel rail.

Entrance Lobby: Tiled floor

Guest WC: Tiled floor, wash hand basin inset in vanity unit with tiled splash back and mirror over, WC.

Kitchen/Dining/Family Room: Regan Tile Design tiled floor, woodburning multi fuel stove, range of timber hand painted wall and floor units, Siemens double & single ovens, Siemens induction hob, large centre Island with integrated sink unit, integrated Bosch dishwasher, Liebherr integrated fridge, white Quartz countertops, tiled splash backs, French doors to garden.

Utility Room: Tiled floor, extensive range of built-in units, stainless steel sink unit, Neff washing machine, Neff integrated dishwasher, Neff washing machine, Electrolux integrated fridge freezer.

Boathouse: Laminate floor, kitchen area with fitted wall and floor units, fridge/freezer. Door to:

Shower Room: Shower, wash hand basin and WC

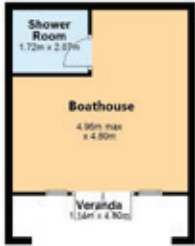




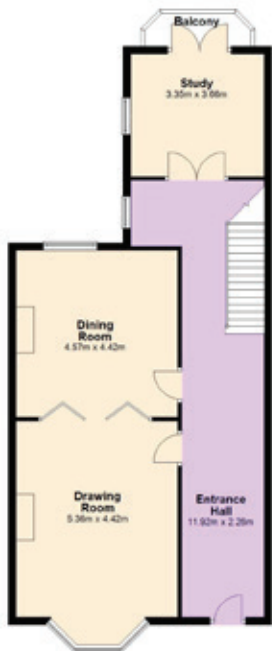


FLOOR PLANS

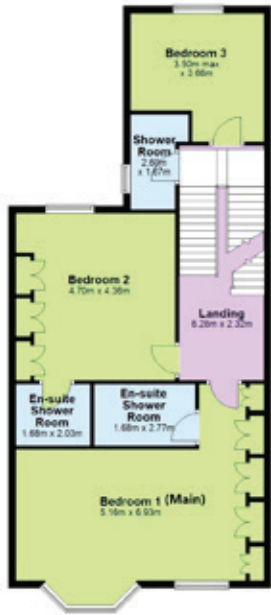
Garden Floor



Ground Floor



First Floor



Second Floor



Total area: approx. 300 sq. metres



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