



9 Newtownsmith, Sandycove, Co.Dublin

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie







For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this stunning Victorian double fronted four bedroom family home extending to 311.5 sq.m/3,353 sq.ft. This wonderful house has been redesigned to take best advantage of the superb uninterrupted views over the bay to Howth and beyond and internally the property has been remodelled to create home of generous proportions with a wonderful quality of light throughout. On the first floor the spacious drawing room extends the full width of the house and allows one to gaze out at the ever changing vista. To the rear a first floor terrace is bathed in sunlight due to its wonderful south-westerly aspect. 9 Newtownsmith was built in the mid 1800's and retains many attractive period features throughout.

Upon entering the property one is welcomed by a light filled hall lit from above by the clever roof light above the first floor landing. To the left there is a large open plan kitchen/dining room with dual aspect with a bespoke handcrafted kitchen and French doors opening to the garden. Double doors open from the dining area into a family/playroom which also benefits from French doors to the garden. To the rear there is a large bedroom with the benefit of an adjoining bathroom and access to the garden while to the front right a fourth spacious double bedroom has the benefit of attractive views. Also at ground floor level there is a well-equipped utility room, guest shower room, bathroom and under stairs storage. Rising to the first floor one is immediately impressed by the large galleried landing with its feature ten Velux window roof light. To the front a grand drawing room has been created to take full advantage of the glorious views over Dublin Bay. Off the drawing room there is a useful study with wet bar ideal for an evening drinks party or two. To the rear on the first floor there is a further large ensuite bedroom and a stunning master bedroom suite comprising of bedroom, dressing room and spacious ensuite. Both the bedrooms to the rear have the benefit of French doors opening onto a suntrap roof terrace overlooking the fine garden and with attractive views across to the back of St Joseph's Church Glasthule.

Outside to the front the property is railed with period cast iron railings and benefits from off street parking for one car. To the rear there is a wonderful south-west facing rear garden extending to over 80ft set out in an attractive combination of decked sun terrace, lawn and mature planted beds bounded by attractive period granite walling.

The property is said to have been built by the Smith Family who were suppliers of granite for the construction of Dun Laoghaire Harbour and who leased the lands along the seafront in the early 1800's including the site on which 9 Newtownsmith was built. The Smith family were also developers and built many of the homes in the area and their name has lived on in the place name Newtownsmith. At the time of construction the houses faced directly out across the road to a rocky foreshore much like that further on at Scotsmans Bay but over time the lands were reclaimed to provide amenity space. The house was fully complete by the early 1860's.

SPECIAL FEATURES

- » Victorian double fronted four bedroom family home extending to 311.5 sq.m/3,353 sq.ft.
- » Stunning views over Dublin bay to Howth
- » Roof terrace with south-westerly aspect
- » Off-street car parking
- » Large rear garden extending to 80 sq.ft
- » Gas-fired central heating
- » Clever use of glazing throughout
- » Solid wood handcrafted kitchen
- » Close to a host of superb transport links including Glasthule/Sandycove Dart station, Aircoach and Bus
- » Excellent schools both public and private including The Harold school, Loreto Abbey Dalkey

ACCOMMODATION

ENTRANCE HALL

5.15m x 1.17m (16'9" x 3'9")

Recessed lighting, radiator cover, digital alarm panel, staircase to first floor, black and white limestone tiled floor.

KITCHEN AREA

7.11m x 4.34m (23'3" x 14'2") (Max measurement)

Travertine tiled floor, handcrafted solid wood kitchen units incorporating black marble counter top, feature island unit with wooden counter top and integrated Belfast style sink unit, recessed lighting, Baumatic stainless steel freestanding gas oven and 5 ring gas hob, provision for American style fridge freezer, travertine tiled splash back, built-in Electrolux dishwasher, recessed lighting.

DINING AREA

7.38m x 2.83m (24'2" x 9'2")

Solid wood floors, radiator cover, recessed lighting, French doors to rear garden, double doors to study/playroom, T.V. point.

UTILITY ROOM

3.46m x 1.73m (11'3" x 5'7")

Recessed lighting, travertine floor, built-in shelving, extractor fan, plumbed for washing machine and dryer.

BATHROOM

2.46m x 3.20m (8'0" x 10'5")

Travertine tiled floor, part travertine tiled walls, bath, bath mixer tap, corner shower with glass and chrome shower enclosure, chrome shower mixer, pedestal sink, mirrors, w.c., extractor fan, recessed lighting, shaving light.

BEDROOM 4

3.93m x 6.07m (12'9" x 19'9") (Max measurement)

Solid wood flooring, recessed lighting, bay window, window blinds, cast iron period fire surround with cast iron and tile insert and granite hearth, curtain rail.

BEDROOM 3

6.92m x 3.33m (22'7" x 10'9")

Solid wood flooring, recessed lighting, T.V. point, French doors to garden, door to bathroom, curtain rail.

FAMILY/PLAYROOM

2.96m x 3.51m (9'7" x 11'5")

Solid wood flooring, curtain pole, recessed lighting, double doors to dining room, French doors to garden, T.V. point.

GUEST SHOWEROOM

2.66m x 1.97m (6'8" x 6'4")

Tiled travertine floor, part-tiled travertine walls, pedestal sink, w.c., glass and chrome shower screen, chrome shower mixer, mirror, shaving light, chrome shelf, extractor fan.

UNDERSTAIRS STORAGE CLOSET

Insulated immersion tank, coat racks, pump, ceiling light.

FIRST FLOOR

LANDING

Solid wood flooring, mirror, uplighting, feature roof light with 10 velux windows, wooden balustrade and handrail, double glass doors to drawing room.

DRAWING ROOM

6.00m x 9.79 (19'7" x 32'1") (Max measurement)

Solid wood flooring, solid marble chimney piece with cast iron and tile inset and slate hearth, recessed lighting, two bay windows, curtain rails, T.V. point, radiator cover.

STUDY

2.6m x 3.06m (8'5" x 10')

Solid wood flooring, velux window, integrated wet bar, recessed lighting.

BEDROOM 2

9.53m x 2.8m (31'2" x 9'1")

Solid wood flooring, five double wardrobes, velux window, double doors to drawing room, French doors to sun terrace.

ENSUITE

Tiled travertine floor, part travertine tiled walls, pedestal sink, glass and chrome shower screen, chrome shower mixer, w.c., mirror, extractor fan, towel ring, metal shelf, medicine cabinet, recessed lighting.

MASTER BEDROOM SUITE

BEDROOM

3.86m x 4.35m (12'7" x 14'2")

Solid wood flooring, recessed lighting, T.V. point, French doors to terrace.

DRESSING ROOM

3.83m x 2.09m (12'6" x 6'9")

Solid wood flooring, built-in shelving and hanging space, door to ensuite.

ENSUITE/BATHROOM

Travertine tiled floors and part-tiled walls, mirrors, sink with built-in unit, shaving light, Whirlpool bath, bath mixer tap, shower enclosure, recessed lighting, w.c., extractor fan, towel rail, velux window.







OUTSIDE

FRONT

Railed and gated with off-street parking for one car.

TERRACE (FIRST FLOOR)

9.65m x 1.75m (31'7" x 5'8")

Tiled with external lighting, iron balustrade.

REAR GARDEN

Circa 25m (82 sq.ft)

French doors lead from the rear of the house to a large detached and ideal for barbeques. Steps rise to the deck to a spacious and light filled rear garden with an ideal south-westerly aspect, laid out in grass with mature planted borders and old granite walling with views beyond to the church in Glasthule.

BER DETAILS

BER: E1

BER Number: 108055989

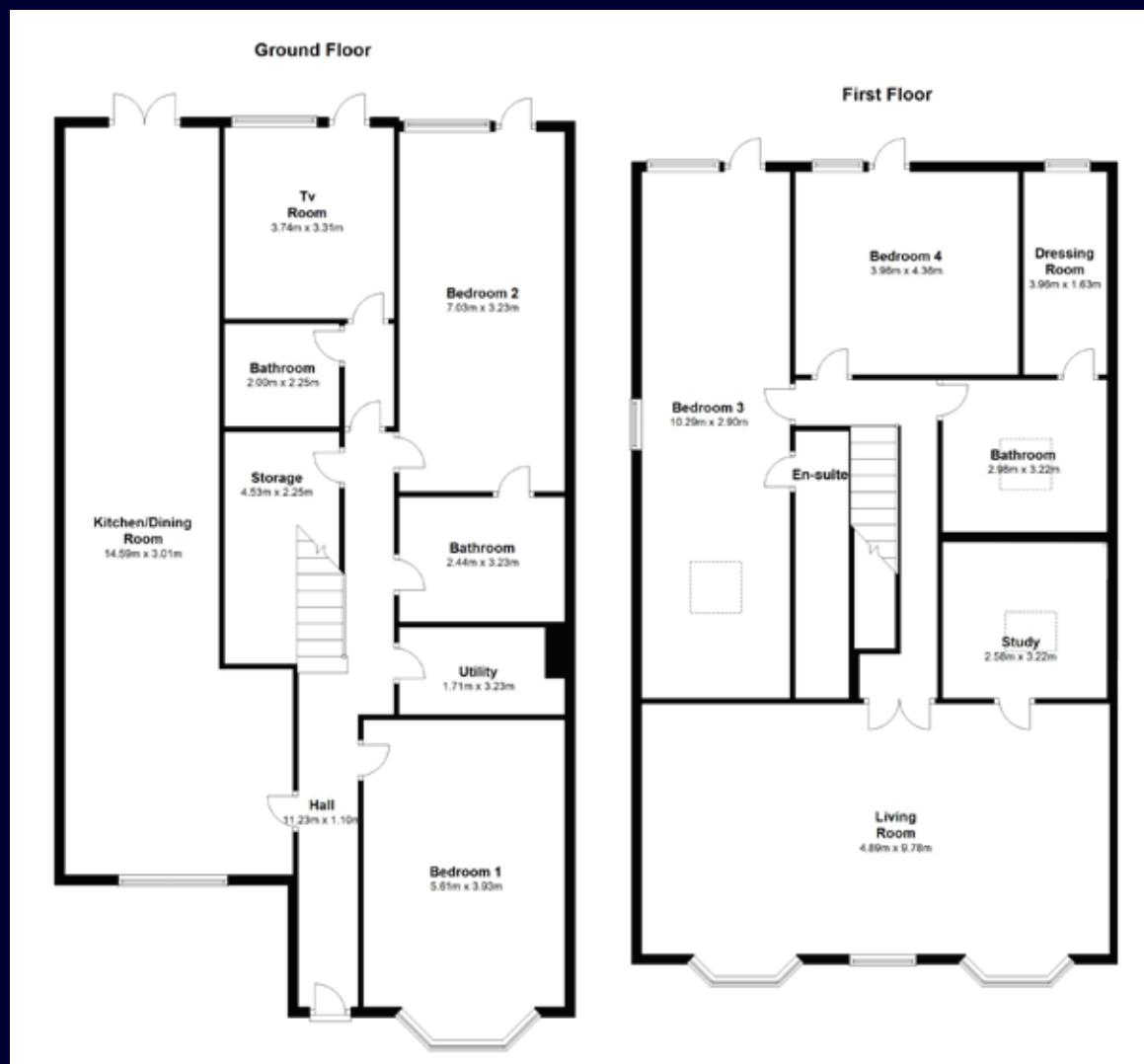
Energy Performance Rating: 324.37 kwh/m²/yr

DIRECTIONS

Travelling from Dun Laoghaire, continue along the coast road pass Teddy's Ice Cream, continue on and the property is located on the right hand side.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



 **HUNTERS**
ESTATE AGENT

T 01 275 1640

E dalkey@huntersestateagent.ie W www.huntersestateagent.ie

4 Castle Street, Dalkey, Co. Dublin

2 Brighton Road, Foxrock, Dublin 18

St. Martin's House, Waterloo Road, Dublin 4



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.