



BER B3

Dun Muire

Seafield Avenue, Monkstown, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



For Sale by Public Auction on Thursday 3rd of October at 2.30pm in our Auction Room at Lisney, St. Stephen's Green House, Earlsfort Terrace, Dublin 2, D02 PH42

Dun Muire is a most attractive detached bungalow set on 0.19 acres and lies in the old orchard of Gortmore surrounded by original granite walls and acclaimed gardens. Nestled in a serene landscape, this charming bungalow is the home of a renowned gardener, whose passion for plants is evident upon crossing the threshold. Originally constructed circa 1960, the property was refurbished from top to bottom in 2017 to include new underfloor heating, wiring, plumbing and fully insulated. The property now offers a delightful blend of rustic charm and modern comfort, surrounded by lush greenery and vibrant flower beds.

The accommodation has been thoroughly upgraded in recent years offering a truly inviting living space. Upon entering you are greeted by a very welcoming reception hall, adorned with timber doors and a picture window overlooking the garden. The home features a very fine family bathroom and three beautifully designed bedrooms, including a principal bedroom suite with a walk-in wardrobe and well appointed ensuite bathroom. The living room is a stunning space with solid walnut flooring, a barrel-shaped roof, an Adams-style fireplace and picture windows that frame views of the meticulously landscaped garden. The contemporary style kitchen is equipped with high-end Siemens appliances, marble worktops and dual aspect windows that flood the space with natural light.

The garden is a captivating blend of elegance and horticultural mastery surrounded by a tall, 19th-century wall offering shelter and a mild climate. The garden comprises of attractive flower beds and paths brimming with vibrant life. The garden is decorated with a rich variety of ornamental climbers, including fragrant David Austin roses, clematis and rare flowering shrubs. Highlights include the towering pale pink "Pierre de Ronsard" roses, spiky agaves, the wind-resistant Chinese Yellow Banana tree and the extraordinary silver "Angel Wings." This lush sanctuary also features drifts of alliums, the distinctive Marlborough Rock Daisy and the prized Lady's Slipper orchid. This splendid masterpiece offers a tranquil and serene setting for any discerning purchaser.

The location of Dun Muire is exceptionally convenient, situated within walking distance of Monkstown and Blackrock, two of South County Dublin's most coveted coastal villages. The tranquil surroundings offer a peaceful escape from the hustle and bustle of city life, while still being conveniently located close to a whole host of amenities. There are a wide array of boutique style shops, restaurants and cafes available on the doorstep and the property is situated literally a stone's throw from the coast providing sea swimming, peaceful coastal walks and indeed cycles on the cycle lane which runs from Blackrock along Seapoint Avenue to Sandycove. Dun Muire provides the perfect location, with every recreational amenity available nearby as well as second to none transport links. Seapoint DART station is within a short stroll as well as a number of bus routes available on Monkstown Road including the Aircoach. There is an abundance of renowned primary and secondary schools within the area including Scoil Lorcaín, CBC.



Dun Muire, Seafield Avenue, Monkstown, Co. Dublin

Features

- Magnificent, detached family home extending to approximately 144 sqm (1550 sq.ft)
- Meticulously designed landscaped garden with a variety of herbaceous plants
- Bespoke contemporary style kitchen
- Gas fired central heating
- Double glazed windows throughout
- Security alarm system
- Off street parking behind electronic gates
- Within walking distance of a whole host of amenities and public transport
- Underfloor heating throughout
- Stones throw from Seapoint beach







Accommodation

Reception Hall: 3.7m x 3.5m (12'2" x 11'6") With excellent range of built in storage, plumbed for washing machine and dryer and very fine timber doors

Living Room: 5.9m x 7.5m (19'4" x 24'7") With magnificent walnut flooring, barrel shaped roof, Adams style fireplace, gas coal effect fire with slate surround, magnificent picture windows overlooking the garden together with doors, three roof lights and sliding pocket door leading through to

Kitchen: 2.0m x 5.7m (6'7" x 18'8") Fitted with a range of overhead press and drawer units, dual Siemens ovens and warming drawer, Siemens integrated dishwasher, fridge/freezer, four ring Siemens gas hob with extractor over, undercounter stainless steel sink unit, tiled floor, roof light, dual aspect window overlooking both sides, very fine marble tiled worktops and backsplash

Shower Room: Comprising of whb, w.c. shower unit, tiled floor and tiled walls

Bedroom 1: 3.3m x 3.0m (10'10" x 9'10") With window overlooking front

Bedroom 2: 2.7m x 2.45m (8'10" x 8') Currently used as a study with window overlooking the garden, very fine timber flooring and pull down ladder to attic

Main Bedroom: 3.9m x 7.1m (12'10" x 23'4") With walk in wardrobe and ensuite

Ensuite: Comprising of whb, w.c. bath, mosaic tiled floor, tiled walls and chrome heated towel rail

BER Information

BER: B3. BER Number: 108538430

EPI: 147.73 kWh/m²/yr

Eircode

A94 X2R1

Solicitor Details

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FLOOR PLAN Not to scale - for identification purpose only.

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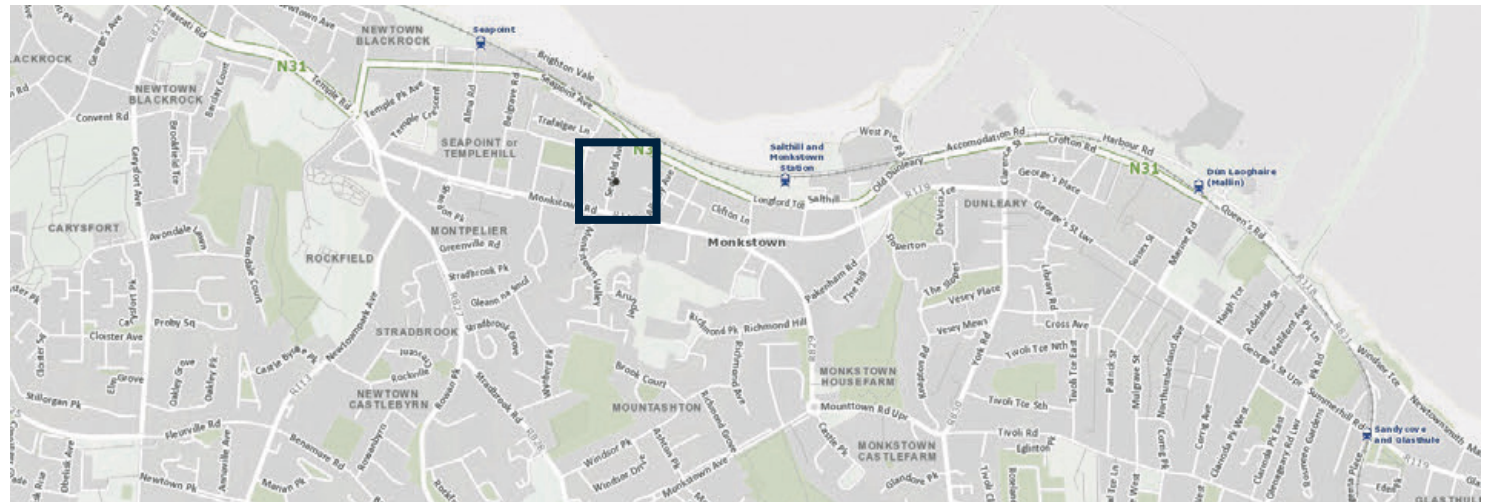
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