



## Lisheen

15 Elton Park, Sandycove, Co. Dublin

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## Lisheen, 15 Elton Park, Sandycove, Co. Dublin

An outstanding, aesthetically pleasing redbrick detached double fronted Edwardian style period home of distinction and character that stands on mature well stocked landscaped gardens that extend to just over 0.2 acre. This delightful residence enjoys an unrivalled position on arguably one of the finest roads in Sandycove if not South County Dublin. It was one of the first detached houses on Elton Park, constructed for the Ashenhurst family and is unique in its design and makeup to the neighbouring houses. The extensive garage at the rear of the garden, accessed via the driveway to the side of the property, provides a highly versatile space with significant development potential.

Lisheen is a beautiful family home boasting wonderful proportions that are to be expected from the period. The spacious, bright, and airy practical living accommodation that extends to approximately 250 sq.m (2,691 sq.ft) has been superbly maintained throughout and is very well presented retaining all the period features of this classically renowned era.

The accommodation comprises a generous reception hall that opens to the drawing room on one side with bay window, ceiling coving and attractive fireplace with a wonderfully proportioned dining room on the opposite side again with bay window, ceiling coving and matching fireplace. A comfortable sitting room is next with a period marble fireplace with a door accessing the rear garden. There is a downstairs toilet and under stairs storage. To the rear of the house is the kitchen which opens into the breakfast room. A door off the breakfast room leads to the cloakroom and a step up to the utility room which concludes the accommodation at this level. Upstairs on the first return is the toilet and bathroom as well as bedroom 5/a study. On the first floor there are 4 excellent double bedrooms, the two at the front enjoying the extra proportions of the bay windows, the master bedroom benefits from an ensuite shower room. From the

generous landing a hatch with pull down ladder opens into a large, converted attic and store with two Velux skylights providing stunning views across Dublin Bay to Howth. There is potential to easily incorporate this area into the main body of the house.

The stunning gardens are a particular feature of this quality family home. The front garden has gated off-street cobbled parking for numerous cars, with a path leading to the front door. It is private, walled and bordered by high hedging whilst the remainder is laid out to lawn and planted. To the side of the property the cobbled driveway continues through vehicular gates to access the garage that spans the entire width of the site. This is exceptionally rare to find and offers potential for further development subject to the necessary Planning Permissions. The rear garden is an oasis of calm and tranquillity. It is very private and not overlooked, bordered by mature planting, trees and lawn. There is also a designated vegetable/fruit garden with apple trees. The rear garden measures approximately 37m (120ft) in length.

The location of this superb family residence is highly prized being positioned on Elton Park close to Sandycove Tennis Club, Sandycove Harbour and the 40 Foot, as well as being within a short stroll of Cuala and Dalkey United sports ground on Hyde Road. Lisheen is surrounded by an excellent selection of primary and secondary schools including Castle Park, Harold National School and Loreto Abbey Dalkey just to mention a few. The superb amenities and facilities that Dalkey village and Glasthule have to offer are only a short stroll away and Dun Laoghaire Town Centre is just a bit further afield. The bus and DART close by, service the city centre and more schools and the Aircoach regularly runs to and from the airport. There are popular scenic walks over Killiney and Dalkey hills and along the seafront and the four yacht clubs and extensive marina at Dun Laoghaire Harbour will be of major interest to the marine and sailing enthusiast.

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## Features

- Highly regarded, prestigious residential address
- Period embellishments maintained and beautifully intact
- Secure gated off street parking for numerous cars
- Vehicular gates to the side of the property accessing the extensive garage facility 78sq.m (840 sq.ft) which has potential for development subject to planning permission.
- Vast potential to improve or further develop the property subject to planning permission
- Spacious generously proportioned accommodation extending to approximately 250 sq.m (2,691 sq.ft)
- Large converted attic measuring approximately 41.4sq.m (445sq.ft)
- Mature, landscaped gardens extending to approximately 0.22 acre
- Private rear garden measuring approximately 37m (120ft) in length
- Within walking distance of excellent schools, the bus, DART and Aircoach
- Close to the superb amenities in Glashule and Dalkey villages
- Sandycove Harbour, the 40 Foot and Sandycove Tennis Club on the doorstep
- Designated cycle track connecting Sandycove, Dun Laoghaire & Blackrock
- Cuala and Dalkey United conveniently located on Hyde Road
- Gas Fired Central Heating





















## Accommodation

**Reception Hall:** 7.9m x 1.9m (25'11" x 6'3") with light leaded frosted glazed hall door with matching glazing to the side and over, dado rail, ceiling coving, understairs storage and doors to

**Drawing Room:** 4m x 7m (13'1" x 23') with bay window, ornament shelf/picture rail, ceiling coving, picture window overlooking the front, and very attractive painted fireplace with tiled inset, open fire and tiled hearth

**Dining Room:** 4.1m x 5.25m (13'5" x 17'3") very bright room with a southerly orientation and bay window with lovely views over the front, ornament shelf/picture rail, ceiling coving, and matching painted fireplace with tiled inset, open fire and tiled hearth

**Sitting Room:** 4.15m x 3.65m (13'7" x 12') with picture rail, very fine marble fireplace with cast iron and tiled inset, open fire and stone hearth, and glazed door opening out into the rear garden

**Downstairs Guest W.C.:** with wash hand basin

**Kitchen:** 5.1m x 3.7m (16'9" x 12'2") with quarry tiled floor, fitted press units, gas fired central heating boiler set into the period range, built in sideboard with display cabinet, single bowl single drainer stainless steel sink unit, plumbed for dishwasher, space for standalone gas cooker, picture window overlooking the rear, multi-paned hardwood door opening out to the garden and arched opening to the

**Breakfast Room:** 3.6m x 3.05m (11'10" x 10') with herringbone lino floor, picture window overlooking the rear, skylight and door to

**Cloakroom:** 1.65m x 3m (5'5" x 9'10") with storage, cloak hanging space, skylight and step up to

**Utility Area:** 1.9m x 2.6m (6'3" x 8'6") with single bowl single drainer stainless steel sink unit, plumbed for washing machine and fitted storage cupboards with sliding doors

**First Floor Return:** with arch to lobby

**Guest W.C.:** with part tiled walls, recessed lighting, painted timber panelling and access to roof

**Bathroom:** 1.95m x 2.6m (6'5" x 8'6") with coloured suite comprising bath with antique style shower attachment over, pedestal wash hand basin, part tiled walls, recessed lighting and linen cupboard

**Bedroom 5/Study:** 3.65m x 2.15m (12' x 7'1") with sliding sash window overlooking the rear, fitted shelving, corner painted cast iron fireplace with cast iron and tiled inset

### First Floor

**Landing:** 5.4m x 1.9m (17'9" x 6'3") with skylight and hatch to attic with pull down Stira

**Bedroom 3:** 4.15m x 4.1m (13'7" x 13'5") with picture rail, sliding sash window, and painted cast iron fireplace and looking out to the rear

**Bedroom 2:** 3.55m x 4.7m (11'8" x 15'5") with bay window with lovely outlook over the front, picture rail, and open cast iron fireplace with cast iron and tiled inset

**Main Bedroom:** 4.15m x 5.1m (13'7" x 16'9") with bay window with stunning outlook over the front, picture rail and arched opening to

**En Suite Shower Room:** 2.5m x 2.55m (8'2" x 8'4") with step in tiled Mira shower, pedestal wash hand basin, bidet and Xpelair extractor

**Bedroom 4:** 3.75m x 4.15m (12'4" x 13'7") with dual aspect windows, sliding sash overlooking rear, pedestal wash hand basin, painted cast iron fireplace and picture rail

**Converted Attic:** 10.35m x 4m (33'11" x 13'1") via a solid wood Stira style stairwell and opens into a large room with separate room for storage, particularly fine large Velux skylights looking out across Dublin Bay to Howth, and under eave storage either side also

## BER Information

BER: F. BER No: 117445734.

EPI: 426.94kWh/m<sup>2</sup>/yr.

## Eircode

A96 XN44





















## Outside

The rear garden has a lovely width, high walls bordered by mature shrubbery, trees, planting, separate paved patio areas, luscious green shrubbery, ferns and opens to a large lawn area which is completely private, not overlooked with a selection of mature trees, Weeping Willow and further rear patio area, to the very end of the garden is a vegetable/fruit garden with raspberries, apple trees, rose beds with very mature rose plants and Clematis, very large triple garage to the rear.

### **Triple Garage:**

12m x 6.5m with vaulted corrugated iron roof and is accessed via double folding hardwood doors with large lock.





OFFICES

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
T: 01 285 1005  
E: dalkey@lisneysir.com

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820

103 Upper Leeson Street,  
Ballsbridge, Dublin 4, D04 TN84.  
T: 01 662 4511

29 Dunville Avenue,  
Ranelagh, Dublin 6, D06 K283.  
T: 01 662 4511

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2, D02 PH42  
T: 01 638 2700

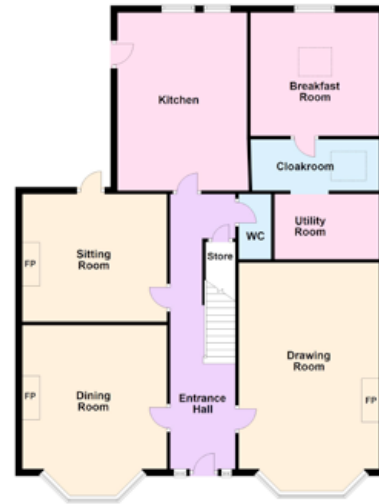
55 South Mall,  
Cork, T12 RR44  
T: 021 427 8500



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FLOOR PLANS Not to scale - for identification purpose only.

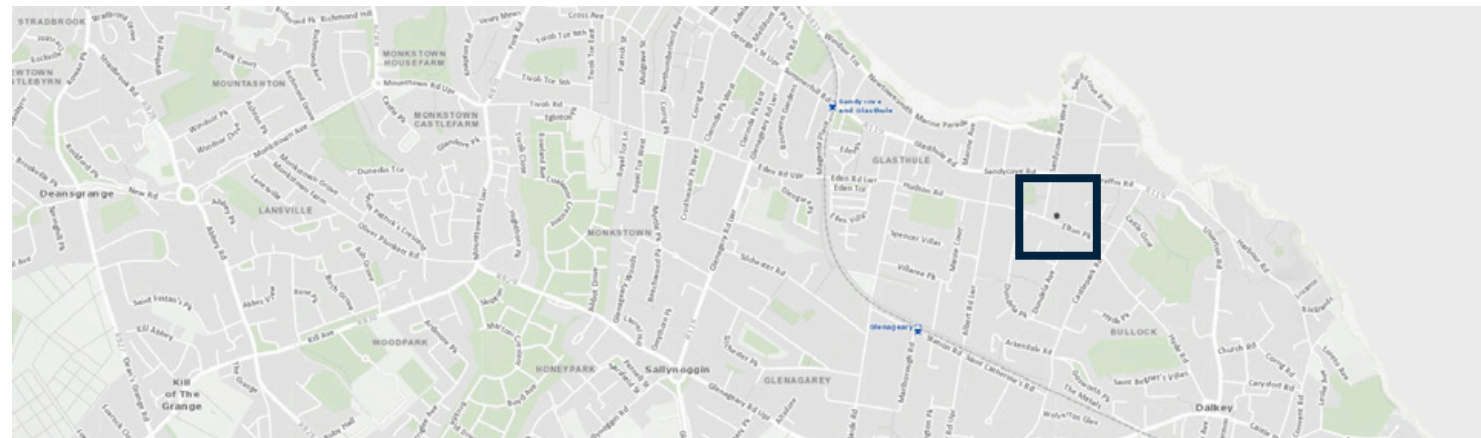
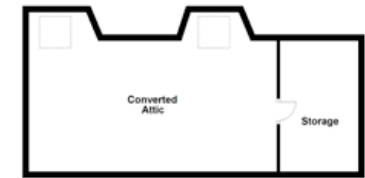
Ground Floor



First Floor



Attic



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