

**Substantial Detached Period Residence**



**For Sale by Private Treaty**

Enjoying one of Ireland's Prime Real Estate addresses along with a location once favoured by James Joyce is this beautifully presented, fine Victorian home of c. 245sqm. Located literally a stones throw from the James Joyce Martello Tower at Sandycove, adjacent to 'The Forty Foot', this home has everything one could possibly want and more.

Located at the start of a small terrace, this two storey over garden level family home is surrounded by manicured gardens and is drenched in natural light. Some of the Country's most scenic coastal walks are right on your door step with Sandycove and Dun Laoghaire Pier immediately close by. A little further brings you to Dalkey or Killiney, again offering gorgeous walks and quiet leafy roads.

The property itself is impressive from the outset. Ample parking to the front is ideal. A fine entrance hallway is inviting and generous in size, offering two fine, square reception rooms with exceptionally high ceilings surrounded by beautiful cornicing off. A kitchen to the rear gives access to the sun orientated garden which is carefully landscaped, quite private and an absolute haven of peace and tranquility. A half landing above the kitchen offers a large family bathroom while on the top floor are three very generous bedrooms, the front two of which enjoy views across the rooftops to the Church Steeples of nearby Dun Laoghaire.

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The garden level offers further accommodation which would be ideal for a nanny or relative due to its absolute independence, however could be reinstated back into the main residence with little expenditure. It currently offers an additional reception room, large double bedroom, kitchen and bathroom as well as access to the rear garden.

Of course a family home such as this needs convenience to be perfect. This home is perfect! Some of the Nations best schools are easily accessed. The Dart is moments away giving access to the various schools available at nearby Blackrock, Booterstown & Ballsbridge. Further schools are also located at nearby Dalkey, Killiney & Glenageary. UCD & trinity are also closeby. This fabulous address also boasts close proximity to Yacht Clubs, Golf & Tennis Clubs & the Peoples park.

## FEATURES:

- Substantial Victorian property over three levels c. 245sqm
- Only a short stroll from the Forty Foot, Sandycove, Glashule & Dun Laoghaire Pier
- Excellent condition throughout
- Landscaped rear garden
- Gas fired central heating
- Ample off street parking
- Original fireplaces & cornicing
- Large side access
- BER Exempt





## **ACCOMMODATION:**

### **Entrance Level**

#### **Hall** 9m X 2m

Spacious and inviting entrance hallway with accommodation off and stairs leading to first floor level. Ornate corning to ceiling and Fanlight above front door.

#### **Drawingroom** - 5.17m X 4.65m

Front facing reception room with ornate corning, feature fireplace, views onto the front garden and 3.35m high ceilings. Double doors leading to diningroom.

#### **Diningroom** - 5.17m X 4.65m

Rear facing reception room with 3.35m high ceilings surrounded by ornate corning, views onto rear garden. Fireplace.

#### **Kitchen** - 3.4m X 2.5m

Floor and eye level fitted units and door to garden at rear.

### **First Floor Half Landing**

#### **Bathroom** - 3.4m X 2.5m

Bath, separate shower, wc & whb. Part tiled.

### **First Floor**

Landing area with accommodation and storage units off.

#### **Bedroom 1** - 5m X 4.65m

Rear facing master bedroom with an abundance of fitted wardrobes. Sink. Views onto garden.

#### **Bedroom 2** - 4.55m X 3.6m

Front facing double bedroom with fitted wardrobes & fireplace. Views across the rooftops to the Steeples of Dun Laoghaire.

#### **Bedroom 3** - 3.65m X 3.5m

Front facing double bedroom with fitted wardrobes.

**Garden Level** - This area is set up as an apartment, however with little expenditure could be reinstated into the main dwelling.

#### **Porch** - 1.6m X 1.45m

Leading to kitchen.

#### **Kitchen** 3.47m X 2.71m

Front facing kitchen with floor and eye level fitted units.

#### **Inner hall**

With accommodation off and door leading to the garden at rear.

#### **Bedroom** - 4.45m X 2.25m

Front facing bedroom with hotpress and fireplace.

#### **Livingroom** - 5m X 4.48m

Spacious reception room with fireplace.

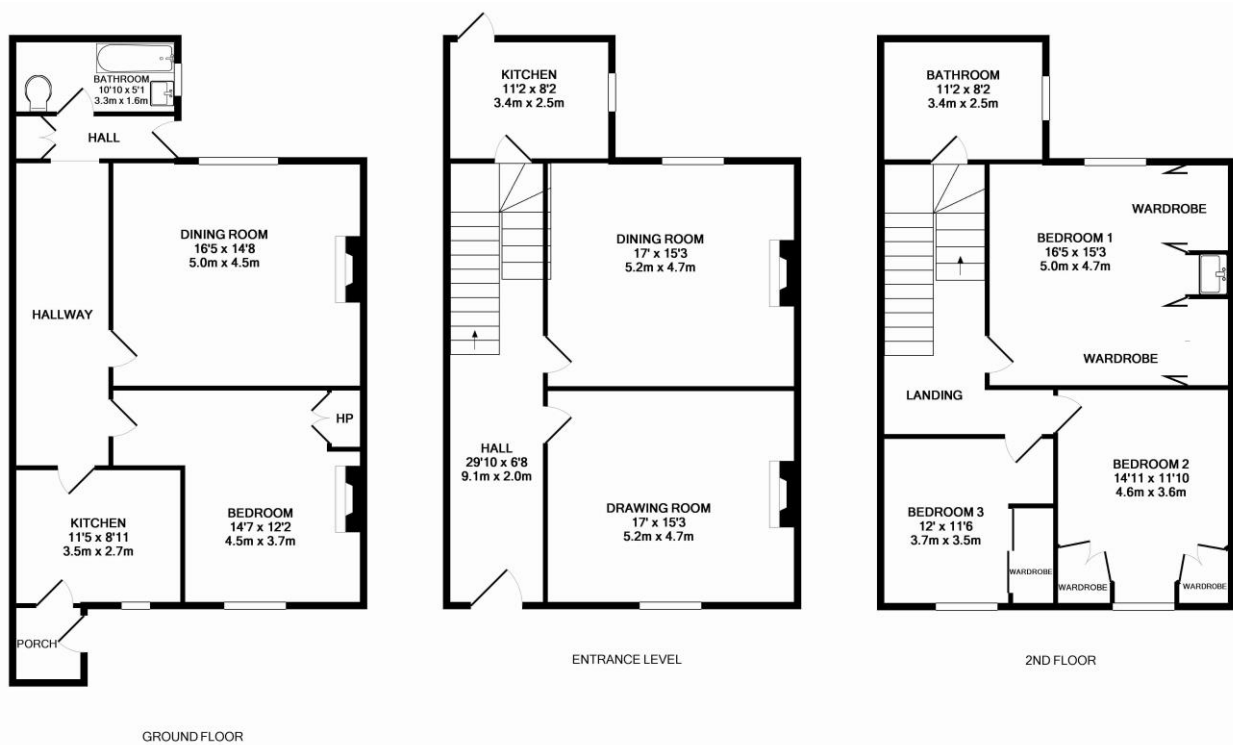
#### **Bathroom** - 3.3m X 1.55m

Bath, wc & whb.

### **Outside**

Pillared entrance leads to a large pebbled forecourt with ample parking for a number of cars along with planting and shrubs. Vehicular side access with gated entrance. Beautifully landscaped rear garden surrounded by granite walls and with extensive lawns, paved areas, raised beds full of colour all year around and a pedestrian gated entrance to the laneway at rear. South east facing.





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