

For Sale

Asking Price: €1,750,000

Sherry
FitzGerald



27 Cambridge Terrace, York Road,
Dun Laoghaire, Co Dublin A96 H2T7

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BER Exempt





27 Cambridge Terrace is a most attractive red bricked period property enjoying an enviable position within this handsome terrace of homes set back from York Road. Combining timeless architectural appeal with exceptional versatility, this substantial residence is currently arranged as four self-contained apartments, offering an excellent investment opportunity, while also presenting potential to be reconfigured into an impressive family residence with an income-generating apartment, subject to the necessary consents. Behind the red brick façade lies a property of immense character and charm, with well-proportioned accommodation extending over multiple levels. The flexibility of the existing layout allows purchasers to tailor the property to their own requirements, whether as a long-term investment, a multi-generational home, or a substantial family residence in one of South Dublin's most desirable locations. A flight of granite steps leads to the front entrance, opening into an entrance hall rich in period detail, immediately setting the tone for the elegant accommodation that lies beyond. At entrance level, the current one-bed apartment offers exceptional flexibility and could easily be reconfigured to create two gracious reception rooms, centred around stunning period fireplaces. Off the living area, in the return of the house, is a kitchen with access to the rear garden, together with a shower room. On the first-floor return is a room ideally suited for use as a family bathroom. The first-floor apartment comprises a spacious bedroom with an ensuite, lending itself perfectly to a principal bedroom suite, while the adjoining living/kitchen area could readily be repurposed as an additional bedroom if required. The top floor is currently arranged as a one-bed apartment and similarly, could be easily reconfigured to provide further bedroom accommodation. At garden level, there is a well-appointed two-bed apartment comprising a living/kitchen area, a large double bedroom,

a generous single bedroom, and a shower room. This apartment enjoys direct access to a private courtyard, from which steps lead up to the rear garden. A particular feature of No 27 is the large West facing rear garden, benefiting from access onto Knapton Lane. The garden offers exciting potential for development, subject to planning permission. This unique feature adds a further dimension to the property's already considerable appeal. Monkstown Village is just a short stroll away and offers an excellent selection of chic boutiques, artisan cafés, renowned restaurants, speciality shops and everyday amenities, creating a vibrant village atmosphere that has made the area one of Dublin's most desirable addresses. Dun Laoghaire town centre is equally accessible, providing an even more extensive range of shopping and leisure facilities, together with excellent transport links including the DART. The area's coastal setting further enhances its appeal, with the seafront, marine walks and several prestigious yacht clubs all within easy reach. Families will appreciate the superb choice of highly regarded primary and secondary schools nearby, while sporting and recreational amenities are abundant, including rugby, tennis, golf, sailing and a wide range of waterfront activities. Combining a prime coastal location, exceptional flexibility, development potential and a charming period setting, 27 Cambridge Terrace offers exceptional flexibility of use, whether retained in its current layout or restored to a magnificent single-family home

ACCOMMODATION

Garden level(apt 1): Entrance lobby: door to under steps storage area. Living room: sash window overlooking the front garden, laminate floor, kitchen with wall and floor mounted units, Samsung electric hob and oven with Baraldi extractor fan over, tiled splashback, tiled floor,

stainless steel one and a half bowl sink unit, Beko integrated fridge freezer, Indesit washing machine, Belling integrated dishwasher.

Bedroom 1: double glazed window over courtyard, laminate floor.

Shower room: tiled floor and partly tiled walls, corner shower cubicle with sliding glass doors, pedestal wash hand basin with vanity mirror, WC, heated towel rail.

Bedroom 2: double glaze/window overlooking the rear garden, laminate floor

Ground floor(apt 2): Entrance hall: intricate ceiling cornicing, centre rose, arch, dado rail.

Bedroom: sash window with working shutters overlooking the front of the property, feature marble fireplace with tiled inset and hearth, stripped and polished timber floor.

Living room: intricate ceiling cornicing, picture rail, centre rose, feature marble fireplace with tiled inset and hearth, stripped and polished timber floor, sash window with working shutters overlooking the rear garden. Door to lobby area with door to:

Shower room: wall hung wash hand basin, closed couple WC, heated towel rail, fully tiled shower with glass door, partly tiled walls and floor.

Kitchen: overlooking the rear garden, range of wall and floor mounted units, Zanussi integrated electric hob and oven with Baraldi extractor fan over, stainless steel sink unit, Indesit integrated dishwasher, Beko integrated fridge freezer, tiled splashback and tiled floor.

First floor(apt 3): Living room: sash window with working shutters overlooking the rear garden, feature fireplace, range of wall and floor mounted kitchen units, Samsung integrated electric hob and oven with Baraldi extractor fan over, stainless steel sink unit, integrated Belling dishwasher, under counter Beko integrated fridge, ceiling coving, and picture rail

Bedroom: sash window with working shutters overlooking the front of the property, stripped and polished timber floor, feature fireplace, ceiling coving, picture rail. Door to:

Lobby: Candy washing machine and Beko freezer, tiled floor. Door to:

Ensuite: sash window with working shutters over the front garden, cupboard with hot press, shower with sliding glass doors, pedestal wash hand basin with vanity mirror, WC, partly tiled walls & floor.

Utility: overlooking rear garden stripped and polished timber floor.

Top floor(apt 4): Bedroom: sash window over the rear of the property, hot press, electric heater.

Shower room: Velux window, fully tiled walls and floor, shower with sliding door and Mira shower, wall hung wash hand basin, recessed vanity mirror with mosaic tiled border, closed couple WC.

Living/kitchen: sash window overlooking the front, stripped and polished timber floor, range of wall and floor mounted kitchen units, Samsung electric hob and integrated oven, Beko integrated fridge freezer, stainless steel one and a half bowl sink unit, Belling integrated dishwasher. Electric heater.

BER

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24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS

Basement



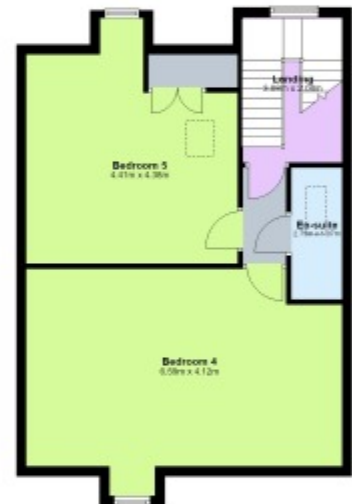
Ground Floor



First Floor



Second Floor



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NEGOTIATOR

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