



2 RINN NA MARA

Belgrave Road, Monkstown, Co. Dublin, A94 FT54

BER D2



EXCLUSIVE ASSOCIATE OF





2 RINN NA MARA, BELGRAVE ROAD, MONKSTOWN, CO. DUBLIN, A94 FT54



SHERRY FITZGERALD ARE DELIGHTED TO PRESENT TO THE MARKET NO.2 RINN NA MARA, BELGRAVE ROAD, AN IMPOSING TWO-STOREY OVER GARDEN LEVEL PERIOD HOME PROVIDING A WEALTH OF ELEGANTLY APPOINTED ACCOMMODATION COMPLIMENTED BY MANY OF ITS ORIGINAL FEATURES AND BREATHTAKING VIEWS OVER DUBLIN BAY.

282sq.m. / 3,035 sqft approx

For Sale by Private Treaty

BER: D2 | BER Number: 119373751 | EPI: 269.57 kWh/m²/yr



SPECIAL FEATURES

- Impressive Period Property.
- Stunning sea views including sunrise over bay.
 - Four/five bedrooms.
 - Elegant period features.
- Off-street parking for two cars behind electric gates.
 - Close to DART at Seapoint.
 - Equidistant from Monkstown & Blackrock.
 - Close to all amenities and schools.
- Surprisingly Sunny low maintenance gardens front, side and rear.

DESCRIPTION

Instantly appealing it extends to approximately 282sq.m. (3,035sq.ft.) of light filled accommodation boasting many period features such as tall ceilings with intricate coving and centre roses, sliding sash windows, picture and dado rails and large light bearing bow and bay windows.

On the hall floor, the main entrance has a flight of granite steps leading up to the double entrance doors which lead through to the large hall which is bathed in light from the large arched windows and an archway leading to the inner hall with cornicing and centre rose. From the hall there are stairs to the bedrooms and then down to the kitchen area and garden level. There is a large cloakroom for storage. From here there are two beautiful reception rooms. The drawing room has a magnificent, bowed window with two large windows and double doors which open to a Juliette balcony. This room is flooded with natural light with stunning views over Dublin Bay to Howth. There is a lovely marble fireplace with granite hearth and an open fire, also intricate cornicing and centre rose with picture and dado rails. A door leads through to the formal dining room, a lovely large room again with a large bay window with three windows and commanding views over Dublin Bay. Again, lovely period features are in abundance with the intricate cornicing, centre rose, picture and dado rails. The windows in both reception rooms are original sash windows with working shutters.

At first floor level, is a magnificent main bedroom with stunning views again over Dublin Bay to Howth and Dunlaoghaire Harbour. This is a beautiful large, bright bedroom with large bow window, with three sash windows and working shutters. The bed has been raised to make the most of the views and has a walk-in wardrobe with separate built-in wardrobes and shower room ensuite. The second bedroom is another large double bedroom again with bay window and stunning views like the main room with built in wardrobes, and the third bedroom is another double bedroom to the front of the property with two sash windows and carpet flooring. There is a hot press on the landing. The main bathroom is on this level with a vintage steel bath, a feature arched window to the side with wash hand basin, wc and antique style radiator. There is another flight of stairs to the top of the house where there is a fourth bedroom, triple aspect with built in wardrobes and could be a nursery or home office. This room has sea views towards Dublin City and Poblbeg Chimneys.

At garden level, the heart of the home, a large open plan kitchen/ dining /family area with access to the garden and raised patio area. This lovely warm space has a country style kitchen with an Aga, gas fired with an electric oven and hob module, and plenty of storage, a casual dining area and the living area with its open fire is the ideal place to curl up and relax. There is also a shower room with wc and wash hand basin. At this level there is another room which can be a bedroom or den, whatever is required. There is a utility area with washer/dryer and another large storage press.



The property benefits from a low maintenance garden with raised patio, and paved granite area with a hot tub and bar area with overhead heaters so it can be used all year round. The area benefits from all day sunshine and is the ideal place to relax, entertain or dine al fresco. The property also has two off-street parking spaces, behind an electric gate for added security.

Conveniently located adjacent to Seapoint Beach and DART station along with the myriad of leisure amenities enjoyed along the most attractive coastline, the discerning purchaser will enjoy fantastic access to a vast array of amenities both social and essential in the locality. Equidistant from both the villages of Blackrock and Monkstown, there is an excellent selection of popular shops bars and restaurants close by, coupled with superb transport facilities allowing swift access to and from the city centre, while the Aircoach passes close by for travel to the airport. There is also a selection of highly regarded schools in the vicinity including Scoil Lorcáin, CBC Monkstown, Newpark Comprehensive, Blackrock College and Sion Hill. School admission policies are subject to change and should be verified.

Overall, this a fantastic home and early viewing is highly recommended.

ACCOMMODATION

GARDEN LEVEL

Hallway: Large hallway with tiled flooring and window to the side. Underneath the granite steps there is access to a large sheltered outdoor fuel and bicycle storage area.

Kitchen/Dining/Family Room: Large room which spans the width of the house with a lovely country style kitchen with marble worktops, Aga with both gas and electric modules, Belfast sink, excellent storage in wall and floor cupboards. Large American style fridge freezer with storage, integrated dishwasher, and bin storage. Wooden timber flooring, recessed lighting, lovely casual dining area with ample space and living area with open fire, timber surround and mantle with granite hearth and inset with brass feature. There are two windows here for light. There is a large island with wooden worktop, ideal for dining and prep work and more storage.

Shower Room: Tiled floor, partially tiled walls, shower cubicle, wc, wash hand basin.

Utility Cupboard: With space for washing machine and dryer and storage shelving.

Bedroom 5/Den: Single bedroom with two windows and storage area, wooden flooring.

ENTRANCE LEVEL

Entrance Hall: Large entrance porch with tiled floors and double door, window to the front. Archway to inner hall with windows and shutters, cornicing and centre rose, cloakroom and stairs upstairs and downstairs.

Drawing Room: Stunning, large reception room with magnificent bow windows with panoramic views over to Dublin Bay to Howth and Dun Laoghaire. A marble fireplace with granite hearth and inset, intricate cornicing, centre rose, picture and dado rails, original timber flooring.

Dining Room: Another large reception room with the same magnificent view from the bow windows with sash windows and working shutters, intricate cornicing, and centre rose with original timber flooring, picture and dado rails. There is also a leaded window to the side.

Return and Landing: Lovely leaded arched window, original bannisters and balustrades and window to the side of the landing. There is cornicing and a centre rose. Large storage cupboard/cloakroom.





FIRST FLOOR

Main Bedroom: Large double bedroom to the rear with magnificent views from this level through bow windows, three sash windows with working shutters, cornicing, picture and dado rails. Carpeted flooring and bed is raised to make the most of the stunning views. Extensive range of built in wardrobes.

Ensuite: Shower room ensuite, tiled floor with partially tiled walls, wc, wash hand basin and shower cubicle with electric power shower. There is a large walk-in wardrobe.

Bedroom 2: Large double bedroom to the rear with amazing views again across Dublin Bay. Carpeted flooring, built in wardrobes with cornicing, centre rose and picture and dado rail.

Bedroom 3: Double bedroom to the front with two lovely windows, sash windows, and carpet flooring.

Bathroom: Main bathroom with tiled floor, partially tiled walls, wc, wash hand basin with mirror and storage cupboard, free standing roll top bath. Window to the side.

SECOND FLOOR

Bedroom 4: Lovely room located in a turret to the front of the property, triple aspect with four lovely arched windows to the front and sides making the room lovely and bright. Built in wardrobes and panelled ceiling with access to the attic where there is further storage space. One of the windows gives access to the roof. This could be a lovely nursery or home office whatever is required.



OUTSIDE

There is a lovely low maintenance Italian style garden with sections facing South, East and West, thereby sunny most of the day. The raised decked area has steps leading down to a granite paved patio area with hot tub and bar with overhead heating, lighting, and sockets. There is a particularly broad selection of mature shrubs and trees providing year-round colour. There are steps leading to the front with gated access to two car parking spaces, all secure behind an electric gate. There is also a block built shed for storage.



FLOOR PLANS





EXCLUSIVE ASSOCIATE OF



SELLING AGENT

Weston Desmond
8 Main St, Blackrock, Co. Dublin,
A94 X9W0

T: +353 1 288 0088

E: weston.desmond@sherryfitz.ie

www.sherryfitz.ie