



## 28 WALTHAM TERRACE

Blackrock, Co. Dublin. A94 Y4E6



## THE PROPERTY

Colliers International have great pleasure in bringing No. 28 Waltham Terrace to the market. This is a rare opportunity to acquire a beautiful spacious four-bedroom home which has been meticulously maintained by its current owners. No. 28 Waltham Terrace is an elegant double fronted period residence extending to approximately 313 sq. m. (3,375 sq. ft.) (excluding garage).

Built c 1836, No. 28 is a most impressive period property and a wonderful example of the architecture of its era. The property enjoys elegantly proportioned reception rooms and retains many distinctive features, including window shutters, cornices embellished with decorative mouldings, picture rails and an impressive solid entrance hall door. Set back from Waltham Terrace, the front of the property is approached via a gravelled drive way, which leads to a garage, and a pathway leads up towards granite steps at the front doorway.

Upon entering the property, you are immediately struck by its elegance and its tranquil ambience and charm. The light filled entrance hall exudes character with a staircase and landing leading to an inner hall and impressive original features throughout. To the right is a beautiful drawing room with a feature marble fireplace and large antique mirror, this gracious reception room boasts 15ft high ceilings and large dual aspect windows overlooking the front garden, which enjoys the morning sun. To the left there is a formal dining room with marble fireplace also enjoying stunning views of the front garden.

The stairs lead to garden level, where one finds a study, a cosy sitting room, and a garden potting room that opens onto the south west facing garden. The hall leads to a large Clive Nunn country designed kitchen / breakfast room with solid pitch pine timber floors. Leading from the kitchen is a utility room and access to the front garden. At this level, there is also a large comfortable family room, a large spacious fourth bedroom and a bright family bathroom. Upstairs, there are three well-proportioned bedrooms and a shower room.

No. 28 Waltham Terrace is a truly delightful family home which will appeal to the most discerning of purchaser seeking a family home exuding old charm and ambience in a quiet and peaceful setting on one of Blackrock's most sought after roads.









## ACCOMODATION

### Reception Hall (3.66m x 2.62m)

Fan light over hall door, detailed cornice, attractive ceiling rose and dado rail. Square arch to inner hall.

### Drawing Room (6.49m x 4.89m)

Dual aspect light filled reception room with large windows, shutters, original marble fireplace, brass surround, insert brass fender, attractive large ornate period feature mirror, cornice, dado rail and ceiling rose. Pitch pine hard wood floors.

### Dining Room (6.49m x 4.14m)

Original feature marble fireplace, brass surround, slate hearth, cornice, ceiling rose, dado rail and picture window with shutters.

### Inner Hall (4.21 x 5.20m)

Stairs to first floor level Velux windows, dado rail and ceiling rose.

### Bedroom 1 (5.26m x 3.92m)

A large double bedroom with original cast iron fireplace, ceiling rose, dado rail and sash window with shutters overlooking back garden.

### Bedroom 2 (4.10m x 3.56m)

A double bedroom with original cast iron fireplace and sash window with shutters.

### Bedroom 3 (4.10m x 3.60m)

A double bedroom with original cast iron fireplace and sash window with shutters.

### Shower room (1.92 x 2.32m)

Corner shower unit with power shower, w.h.b, w.c and brass heated towel rail. Wainscot wall panelling.

## GROUND FLOOR LEVEL

### Sitting Room (5.25m x 3.91m)

Original cast iron fireplace, door to garden room (3.06 x 3.56m) with access to garden.

### Library / Study (4.07m x 3.58m)

Original fireplace, sash window with shutters over looking back garden.

### Kitchen / Breakfast Room (4.69m x 6.69m)

Bright Country style Clive Nunn designed kitchen with limestone worktop, Belfast sink, Neff Gas hob, refurbished 1950s AGA. Door to the south west facing garden.

### Butler's Pantry (1.29m x 2.39m)

Steps down to Utility room and door to front garden.

### Family Room (6.35 x 4.98)

A large comfortable reception room, with feature timber beams, sash windows with shutters, open fireplace where boiler now located and built-in storage. Pitch pine hard wood floors.

### Bedroom 4 (5.05m x 3.81m)

Large double bedroom with cast iron fireplace, feature timber beams, door to large walk in storage area and sash window with shutters overlooking front garden.

### Family bathroom (3.34m x 2.62m)

White bathroom suite to include free standing cast iron bath, w.c., decorative wash hand basin and brass heated towel rail. Feature mosaic tiled floor and timber panelled walls.









## FEATURES

- Exceptional double fronted 19th century villa style residence
- Wonderful period features throughout including original marble fireplaces and plaster corning
- Gracious well-proportioned accommodation extending to 313 sq. m. (3,375 sq. ft.)
- Four bedrooms
- Five reception rooms
- Elegant 15ft high ceilings in reception rooms with ornate ceiling cornice work
- Delightful private south-west facing rear 100ft garden
- Prime residential location on Waltham Terrace close to excellent schools and public transport
- Highly convenient location short walks to Blackrock village, the seafront including Dart at Blackrock
- Gas fired central heating
- Security alarm
- Generous off street parking for several cars
- Separate garage (5.74m x 3.02m)



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



## OUTSIDE

The front garden is walled and gravelled, with a raised lawn bordered by attractive stone edging. The garden is well stocked with colourful plants, rockeries, hedging and an array of specimen trees including a Cherry Blossom Tree. The extensive south west facing rear garden is laid out mostly in lawn and enjoys complete privacy surrounded by stone walls, with strategic planting, herbaceous borders and mature shrubs and trees. There is a large terrace with access to the garage.

## DIRECTIONS

Travelling south bound from Dublin City Centre on N11, take a left on to Mount Merrion Avenue. Take a right on to Waltham Terrace at the traffic lights. No. 28 is the second last house on the right hand side.

## VIEWING

Strictly by Appointment.

## CONTACT



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## LOCATION

Waltham Terrace runs from Mount Merrion Avenue to Green Road. There are excellent public transport facilities nearby including the Dart at Blackrock and the Stillorgan Quality Bus Corridor along the N11. There are an abundance of excellent primary and secondary schools close by to include Blackrock College, St. Andrew's College, Booterstown National School and Carysfort National School to name a few. UCD Business School and University College Dublin, Belfield are also close to hand. Blackrock village offers many amenities including two premier shopping centres and a beautiful park to enjoy.

## BER EXEMPT

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.