

For Sale

Asking Price: €1,395,000



48 Castlepark Road, Sandycove,
Co. Dublin, A96 AE33



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A wonderful opportunity to acquire a superb semi-detached home ideally positioned on Castlepark Road. Widely regarded as one of Sandycove's most desirable residential roads, this fine home is in a location of un-paralleled convenience, close to Sandycove and Glasthule villages, not to mention Dalkey with its myriad of specialty shops, bars, restaurants, churches and a selection of excellent schools. Glenageary DART station is a gentle 10-minute stroll away.

Built in the 1930s, this charming property has been meticulously maintained over the years, preserving many of the distinctive features of its time. It now presents an excellent opportunity for modernisation. With generous space to both the rear and side, the property offers great potential for extension, subject to the necessary planning permissions.

The wide welcoming entrance hall sets the tone for what is to follow and leads into the impressive open plan dining/living area and a sunroom which overlooks the magnificent west facing rear garden. To the front there is a spacious family room and at the rear there is a generous sized kitchen, utility room and guest w.c. Upstairs there are four bedrooms, three doubles and a single which is currently used as an office. A shower room completes the accommodation.

The location needs little introduction - close to both Dalkey and Sandycove with their excellent shops, restaurants, and sea front walks - the property is within walking distance of the renowned multi-denominational Castlepark School, Loreto Dalkey, Rathdown, the DART and a bus route. Also close by are amenities including sailing, golfing, Killiney Hill and tennis. All in all, a superb home in a most convenient location so view early to avoid disappointment.

SPECIAL FEATURES

- 10 minute walk to Glenageary DART
- Private west facing rear garden
- Generous off-street parking
- A short stroll to Dalkey, Sandycove & Glasthule

ACCOMMODATION

Entrance Hall: Spacious hallway with feature staircase and original ceiling cornicing.

Dining Room/Living Room: Feature marble open fireplace with marble surround and hearth, archway through to dining area with bay window. Glass panelled sliding doors leading to the conservatory.

Conservatory: Polished timber flooring with double doors to rear garden.

Kitchen: Overlooking the rear garden with fitted wall and floor units with stainless steel sink unit and drainer and partly tiled walls, Zanussi built in electric hob and extractor fan. Built in Electrolux oven and grill. Morso stove with tiled hearth and surround.

Guest W.C.: Fully tiled floor, partially tiled walls, w.c., w.h.b.

Family Room/T.V. Room: Feature brick open fireplace and wooden mantle. Bay window.

Bedroom 1: Generous double room with bay window overlooking large front garden. Built in wardrobes and vanity unit with mirror.

Bedroom 2: Double room overlooking rear garden with built in wardrobes and vanity unit with mirror.

Bedroom 3: Double room to the front with built in wardrobes.

Bedroom 4: Single room overlooking the rear garden.

Bathroom/Shower Room: Fully tiled walls and floor with large double shower unit and Mira Elite electric shower, w.c., wash hand basin.

GARDEN

The property is further enhanced by the exceptional gardens. Set back nicely off Castlepark Road there is a large front garden with a lawned area with excellent parking for up to 6 cars. A side gate provides access to the rear garden which is laid mostly in lawn and enjoys a private westerly aspect.

BER

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Energy Performance Indicator: 312.94 kWh/m²/yr



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