



Kingston House

64 Patrick Street, Dun Laoghaire, Co. Dublin



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Features

- Highly regarded address
- Very well-maintained Victorian period residence
- Private rear garden measuring approximately 20.4m (67 feet) in length with detached log cabin
- Upgraded over the years
- Floor area currently 213.3 sq.m (2,295 sq.ft).
- Currently in commercial office use
- Planning permission granted for change of use from commercial to residential
- Planning permission granted to convert to a 5 bedroom family home of approx. 261 sq.m (2,810 sq.ft)
- Gas fired central heating
- Cobbled off street parking for two cars to the front
- Within a short stroll of Dun Laoghaire Main Street, shops, cafés and restaurants
- Surrounded by many parks to enjoy including The People's Park, Royal Terrace & Crosthwaite Park
- Excellent recreation and leisure activities close by including the seafront, bathing at Sandycove and sailing at Dun Laoghaire Harbour with its Piers and extensive marina
- Excellent transport links connecting many schools and the City Centre via the DART & bus
- Images showing the planning permission are computer generated and for reference purposes only

A striking double fronted semi-detached period residence positioned on this quiet road tucked away close to the junction of Tivoli Road, Kingston House boasts impressive accommodation that has been immaculately kept and wonderfully maintained in this prime location. This quality Victorian period residence is currently laid out in commercial office use, however, planning permission was granted on 18 November 2020 for change of use from commercial to residential and to convert the property into a 5-bedroom family home with rear extensions (Planning Reference D20A/0196). This will increase the floor area from 213.3 sq.m (2,295 sq.ft) to 261 sq.m (2,810 sq.ft). The property comes with the benefit of two cobbled locked off street parking spaces to the front.

Inside off the generous reception hall there are four similarly sized reception rooms, currently in use as offices, while to the rear return there is a kitchenette, door to the rear and another two interlinked offices. Upstairs, on the first return there is a store room and the toilet facilities. On the first floor there are four similarly sized rooms to the downstairs and a fifth room facing front. From the landing a pull down ladder accesses the converted open plan attic space which is floored and offers excellent storage solutions.

A particular feature of the property is a large east facing rear garden, extending to approximately 20.4 metres (67 feet) by 12metres (39feet). The garden is private and comes with the benefit of a fully insulated log cabin by Loghouse.ie with double glazed windows and door as well as plenty of power points.

The location is of unparalleled convenience being situated on this highly regarded avenue (one way street) adjacent to the bustling throughfare of Dun Laoghaire which offers extensive shopping, restaurants, cafes, churches, the Pavilion Theatre, IMC Cinema, the iconic Lexicon Library by the seafront, the East and West Piers and the People's Park. Walks abound for children and dog lovers by the sea, along the Metals (dating from 1815) to Killiney Hill and Dalkey along with the secret parks of Royal Terrace, Clarinda Park, Crosthwaite Park and the playgrounds at Cualanor and Honeypark. There are excellent primary and secondary schools nearby while the DART, main line trains and many buses provide ease of access to and from the City Centre. There is a wide range of recreational and leisure facilities including gyms, rugby, football, GAA, hockey and tennis, the four yacht clubs in the marina appealing to sailing enthusiasts while the Forty Foot and Sandycove Beach attract year-round swimmers. Nearby villages include Monkstown, Sandycove, Dalkey and Glasthule offering further boutique shopping and restaurants.





Accommodation

Entrance Hall: 6.6m x 1.67m (21'8" x 5'6") with fanlight over hall door, enclosed fuse board with all the fuse boards, digital security alarm panel, ceiling coving, ceiling rose, recessed lighting, enclosed radiator and understairs storage

Office 1: 4.8m x 3.5m (15'9" x 11'6") with intercom, picture rail and ceiling coving, window to the front

Office 2: 4.8m x 3m (15'9" x 9'10") with window looking rear, picture rail, ceiling coving, intercom and window to the rear

Office 3: 4.95m x 3.5m (16'3" x 11'6") with picture rail, ceiling coving, intercom and phone points, window to the front

Office 4: 4.95m x 3m (16'3" x 9'10") with picture rail, ceiling coving, window looking rear, telephone points and intercom to front door

Lobby: 2.3m x 0.9m (7'7" x 2'11")

Kitchen: 3.72m x 2.25m (12'2" x 7'5") with a range of fitted press units, drawers, worktop, single bowl stainless steel sink unit, breakfast bar, fitted mirror, digital heating controls, Tricity Bendix slim line dishwasher and Whirlpool fridge

Office 5: 4.7m x 2.8m (15'5" x 9'2") with intercom, corner Baxi enclosed gas fired central heating boiler and hot water cylinder with dual immersion

Office 6: 4.7m x 2.6m (15'5" x 8'6") with window overlooking rear and built in storage unit

Upstairs

Store: 1.5m x 0.9m (4'11" x 2'11")

Rear Return: 3.5m x 4.5m overall (11'6" x 14'9" overall)

Gent's Toilets: x 2 with communal lobby

Female Toilets: x 2 with communal lobby

First Floor

Landing: 1.61m x 3.75m (5'3" x 12'4") with hatch to attic with pull down, skylight and electric heater

Attic: 13.6m x 2.6m (44'7" x 8'6") fully floored and offers great storage

Office 7: 4.8m x 3.5m (15'9" x 11'6") with window to the front

Office 8: 4.8m x 3m (15'9" x 9'10") with window looking front, intercom to front door and Eircom point

Office 9: 5.12m x 3m (16'10" x 9'10") with window to the rear

Office 10: 3.5m x 4.7m (11'6" x 15'5") with window to the front

Office 11: 2.7m x 2.75m (8'10" x 9') with window to the front

BER Information

BER: D1. BER No: 116801317
EPI: 239.74 kWh/m²/yr.

Eircode

A96 P5X9



Outside

To the rear is a private walled rear garden measuring approximately 20.4m (67ft) in length by 12m (39ft). There is a fully insulated Log Cabin by Loghouse.ie with double glazed windows and door measuring 5.4m x 3.4m (17'8" x 11'2").



OFFICES

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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor Plan Existing



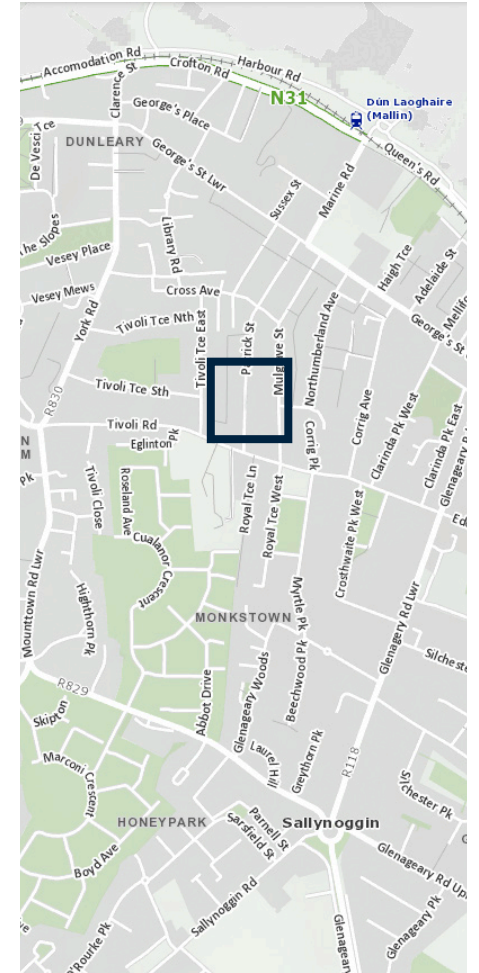
First Floor Plan Existing



Ground Floor



First Floor



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