



23 Spencer Villas, Glenageary, County Dublin  
A96 P2W4

198 Sq. M

DNG Dun Laoghaire

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DOUGLAS NEWMAN GOOD  
**DNG**

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DOUGLAS NEWMAN GOOD  
**DNG**



## 23 Spencer Villas, Glenageary, County Dublin A96 P2W4

DNG are proud to launch No 23 Spencer Villas to the open market, a charming family home of c.198 sqM (inclusive of Attic space) boasting a magnificent rear garden, excellent opportunities to extend, charming period features and an exclusive cul de sac location.

Bright well laid out accommodation briefly comprises entrance porch, elegant reception hall, reception 1, reception 2, breakfast room, kitchen, side passage. Upstairs landing, 3 large bedrooms and bathroom. The accommodation is complemented by an attic currently divided into 2 rooms. This space is c51sqM.

The location is second to none. Spencer Villas is positioned in one of South Dublin's most sought after locations close to Glasthule, Sandycove, Dalkey and Dun Laoghaire. The area is surrounded by excellent schools and colleges and is just a short walk to the DART as well as the renowned Forty Foot swimming area and beach.

### Rear Garden

The property has a wonderful private c.95 foot garden boasting a healthy lawn and smart perimeter hedging. To the rear of the garden there is a private lane providing vehicular access.

### Front Garden

To the front there is a charming garden with a lawn area and original railings and pedestrian gate.

### Accommodation

Entrance porch 1.94m x 1.45m Attractive entrance.

Reception hall 3.39m x 2.84m Elegant and extremely spacious reception hall with coved ceiling and picture rail. Open fireplace with mantelpiece. This room can also be used as a dining area.

Reception 5.84m x 3.95m Fine reception room with coved ceiling and picture rail. Open original fireplace with mantelpiece. Wonderful bay window, pleasant outlook over front garden.

Reception 2l 4.54m x 3.96m Fine reception room with coved ceiling and picture rail. Open fireplace with mantelpiece. Door to magnificent garden.

Guest WC 2.18 X 1.72 Breakfastroom 3.36m x 3.23m

Attractive tiled flooring. Stove and spacious dining area.

Kitchen 5.94m x 1.50m Ample wall and floor units. Oven and hob with extractor fan. Sink and drainer. Door to side passage offer covered storage and door to rear garden.

Side passage/ covered Storage 6.90m x 1.59m

Landing 3.12 x 1.17 Hotpress, stairs to attic.

Bedroom 1 4.76m x 3.61m Large double room to the front with attractive fireplace, high ceilings, picture rail and fitted wardrobes.

Bedroom 2 4.12m x 3.82m Spacious double room with open fireplace, built in wardrobe. Overlooking rear garden.

Bedroom 3 3.33m x 3.12m Double room overlooking front with built in storage.

Bathroom 2.47m x 3.38m Shower. Free standing bath. wc and whb, overlooking garden.

Original attic with two rooms

Room 1 3.26m x 5.67m Spacious double room with Sink and ample storage. Large window offering a Sea view.

Room 2 3.37m x 3.34m Light filled room with velux window

Shower room 3.73 x 1.68 Shower, wc and whb.

BER: D1

BER No. 112679824

Energy Performance Indicator: 251.65 kWh/m<sup>2</sup>/yr

### Features

- Charming house built c. 1923
- Positioned on exclusive Glenageary cul-de-sac
- Magnificent c. 95 garden
- Spacious accommodation of c. 198sq.m.
- Original two rooms in attic
- Wendy house to front(children's play-house)
- Shed in back garden
- Original stairs to attic
- There is also a door from the smaller attic room leading to roof space, which has extensive storage.
- Wonderful high ceilings
- Charming period features
- Fine reception rooms
- Large bedrooms
- Large bathroom
- Opportunity for 4th bedroom upstairs
- Excellent opportunities to extend to rear
- Vehicular access to rear via private lane
- Gas fired central heating
- Convenient to Sandycove, Glasthule, Dalkey and Dun Laoghaire
- Close to sea
- Short walk to DART
- Surrounded by many of Dublin's finest schools

[View By Appointment](#)

**Asking Price: €1,375,000**

