



SEAVIEW

3 St Alban's, Newtownsmith, Sandycove, Co. Dublin A96 AD62

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INTERNATIONAL REAL ESTATE



For Sale by Private Treaty

SPECIAL FEATURES

- Breathtaking sea views from all three levels
- Well-appointed internal layout of approximately 372 sq m / 4,004 sq ft (excluding terraces)
- South-West rear garden with kitchen area and garden room
- Secure car parking to the side and rear of the property
- Adjacent to the Forty Foot Bathing area, scenic walking route and cycle track
- Highly desirable residential location within walking distance of Sandycove & Glasthule
- Selection of well-regarded primary & secondary schools in the nearby vicinity
- The DART & choice of Bus Routes are a short stroll away

DESCRIPTION

Seaview, as its name suggests, is a spectacular coastal residence enjoying exquisite views across Sandycove Green, Scotsman's Bay and stretching as far as Howth. This handsome, bay fronted period property has been carefully renovated to retain its original charm while seamlessly accommodating the requirements of modern-day living.

The interiors are bright and airy, with impressive 11'ft ceiling heights and an exceptional floor area of approximately 372 sq m / 4,004 sq ft (excluding two large terraces on the top floor) arranged over three levels. From the principal accommodation on each floor, the views are simply breathtaking. Whether on a crisp winter's day, enjoying the ever-changing seascape from the comfort of the reception rooms or main bedroom, or on a summer's day when the bay is alive with pleasure boats, the outlook provides a constantly captivating backdrop – one which never fails to disappoint.

Designed with low maintenance in mind, the landscaped rear garden enjoys a most sought after, sunny south-west aspect, creating a peaceful haven for outdoor living and equipped with an outside kitchen, it is the perfect spot for 'Al Fresco' entertainment. The addition of a garden room ensures year-round enjoyment of this inviting outdoor space.

Upon entering Seaview, one is immediately struck by the impressive ceiling heights; however, it is on entering the living room that the full impact of the property is revealed. Two deep bay windows frame a stunning coastal vista overlooking Sandycove Green and stretching across Scotsman's Bay. This elegant formal reception room flows seamlessly into the dining room, creating an ideal setting for entertaining on a grand scale.

Off the entrance hall is a generously proportioned guest WC, while to the rear of the property lies the kitchen/breakfast room. This bright and inviting space features patio doors and a large picture window, allowing natural light to flood the room and brings the outdoors in. The kitchen is fitted with modern white units, complemented by black granite worktops and integrated appliances, and is further enhanced by a practical utility area located just off the kitchen.

Ascending to the impressive first-floor landing, striking 8.7 ft-high double-glazed doors open into the drawing room, which spans the full width of the property. This room is truly breathtaking, with two deep bay windows offering panoramic sea views across to Howth Head. Also located on the first floor is a luxuriously appointed shower room, beyond which lies the first of the four double bedrooms. The second bedroom on this floor benefits from an ensuite shower room and features a stylish mezzanine level, providing an ideal study or chill-out space for teenagers.

On the second floor, the principal bedroom occupies the front of the property and features wall-to-wall glazing that captures the spectacular coastal views. Sliding doors open onto a large, decked terrace, providing a perfect vantage point from which to enjoy the ever-changing seascape. The principal bedroom also benefits from an ensuite bathroom. To the rear of the 2nd floor is a wardrobe area leading into the fourth bedroom, which enjoys access to another substantial decked terrace with a desirable south-west orientation. This bedroom is further complemented by an ensuite shower room.

Pedestrian access leads into the front garden, while to the rear lies a low-maintenance landscaped garden featuring raised beds planted with mature 35-year-old Olive trees. A designated seating area with a gas fireplace provides the perfect setting in which to enjoy the glorious south-west orientation, while a bespoke outdoor kitchen area makes 'Al fresco' entertaining effortless. A glazed garden room is a valuable additional living space and is the ideal setting to enjoy the garden and outdoor surroundings throughout the year.

Double gates at the end of the garden provide off-street parking, and there is an additional designated parking space located on the driveway adjacent to Seaview. The driveway is private to the six houses that make up the St Albans estate that Seaview is part of.

Nestled in the heart of Sandycove which has its own special all year round holiday atmosphere. Seaview's prime location is just a short stroll to Glasthule, Sandycove, and Dalkey villages, providing access to a selection of chic boutiques, award winning restaurants, and gourmet shops, including the renowned Cavistons Food Emporium. Sea swimmers will appreciate the proximity to Sandycove beach and the Forty Foot bathing area. The coastal walk and cycle path from Sandycove to Blackrock runs directly in front of the property. The scenic, paved walking route from Dun Laoghaire's East Pier to the Forty Foot in Sandycove, covering 3-4 km offers stunning views of Dublin Bay and the historic bathing spot. Other nearby amenities include tennis clubs, golf courses, and the four sailing clubs in Dun Laoghaire

Superb public transport options are available, with the DART station at Glasthule & Sandycove and several



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Dublin Bus routes providing a swift and scenic route to the city centre. Nearby schools include Castlepark, Loreto Dalkey, Blackrock College, St. Andrews, and The Harold, to name but a few. School admission policies are subject to change and should be verified.

Experience coastal living at its finest with Seaview – a property that combines stunning sea views, a prime location, and a layout ideal for easy modern day living. Viewing is highly recommended.

ACCOMMODATION

Entrance hallway: Tumbled Travertine tiled floor, recessed lighting.

Living room: two deep bay windows overlooking the front of the property, ceiling coving, centre rose, cast iron feature fireplace with tiled inset, gas coal effect fire and slate hearth, Oak floor. French doors open to:

Dining room: overlooking the side of the property, recessed lighting, Oak timber floor, door to the entrance hall.

Under-stairs cloaks cupboard:

Guest WC: twin wash hand basins inset in vanity unit with storage beneath, vanity mirror and light over, recessed lighting, tiled floor.

Kitchen/breakfast room: range of modern white timber wall and floor mounted units complemented by black granite worktops Britannia range cooker with six ring gas hob and double oven, extractor hood over, large centre island with black granite countertop, one and a half bowl stainless steel Frankie sink unit with a mixer tap integrated with filtered water spout, waste disposal unit, integrated Bosch dishwasher, Fisher & Paykel larder fridge freezer, tiled splash backs, Tumbled Travertine tiled floor, patio doors opening to the rear garden.

Utility: Bosch washing machine & Bosch dryer

First floor landing: Oak floor, glazed French doors, opening to:

Drawing room: two deep bay windows overlooking the front of the property,

wall mounted mirror, feature cast iron fireplace with tiled inset, gas coal effect fire and slate hearth, Oak floor, recessed lighting

Shower room: porcelain partly tiled walls and tiled floor, wall-hung vanity unit in black gloss finish, white countertop and a square countertop wash hand basin, vanity mirror with light over, large shower cubicle with overhead rain shower head, wall mounted vanity cabinet, WC, heated towel rail.

Bedroom one: dual aspect with four sash windows overlooking the side and rear of the property, Oak floor, door to walk-in wardrobe with shelf and hanging space.

Bedroom two: overlooking the rear of the property, Oak floor, ladder ascending to:

Mezzanine area: recessed lighting

Ensuite shower room: partly porcelain tiled walls and tiled floor, wall-hung vanity unit in black gloss finish, white countertop and a square countertop wash hand basin, vanity mirror with light over, large shower cubicle with overhead rain shower head, wall mounted vanity cabinet, WC, heated towel rail.

Bedroom three (Principal): overlooking the front of the property, recessed lighting, Oak floor, built-in wardrobe, sliding patio doors to decked terrace area overlooking Sandycove Green and Dublin Bay. Door to:

Ensuite bathroom: window overlooking the side of the property, tiled floor, corner shower cubicle with glass sliding doors, corner jacuzzi bath, wash hand basin inset in vanity unit with mirror and light over, WC, heated towel rail.

Dressing area: with built-in wardrobes

Bedroom four: sliding patio door leading onto decked terrace overlooking the rear garden, Oak floor, recessed lighting.

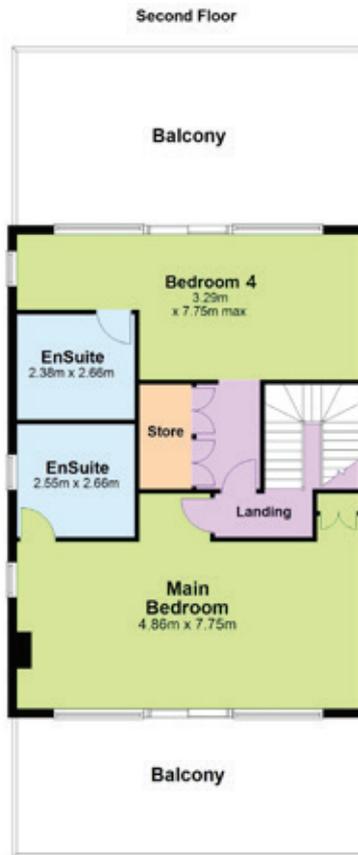
Ensuite shower room: tiled floor, shower cubicle with overhead rain head shower head, wash hand basin inset in vanity unit with vanity mirror and light over, bidet, WC, heated towel rail.







FLOOR PLANS





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