



**DUNLUCE, 173 UPPER GLENAGEARY ROAD**  
Glenageary, County Dublin | Ireland

**BER** Exempt

Ireland | **Sotheby's**  
INTERNATIONAL REALTY



# DUNLUCE

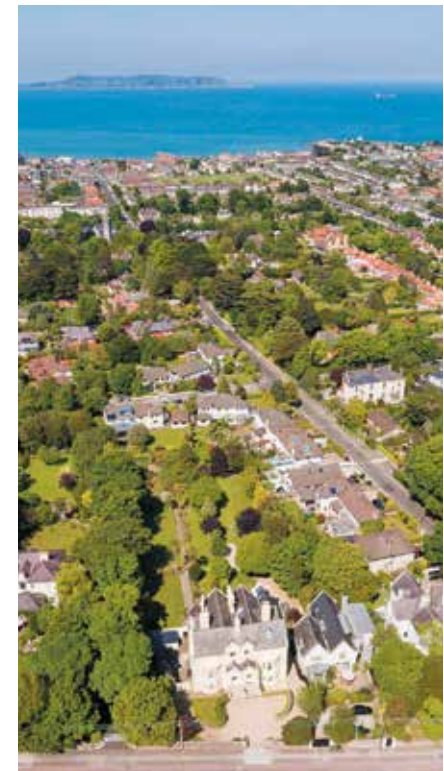
An enchanting early Victorian villa set within uncommonly generous gardens and enjoying a remarkable vista, taking in the steeple of St. Paul's church in nearby Glenageary and onward over Dublin Bay to the Baily and Howth Head.

Built circa 1850 to an asymmetrical plan, Dunluce has a remarkably intact original composition; it has been assiduously maintained over the years but not altered or extended, giving the house much character and a wonderful period elegance with fine decorative ceiling plasterwork and original timber architraves, doors and shuttering.

It is thought Dunluce and the adjoining Sunninghill and neighbouring Alderly were built by the Tedcastles merchant family, who made their fortune in coal and later oil. Desirably positioned between Adelaide Road and Rathdown (Junior and Music) School on Upper Glenageary Road the location is extremely convenient to the town amenities of Dun Laoghaire and its sea front and the seaside villages of Glasthule and Dalkey.

The immediate area offering easy accessibility to a diverse range of excellent restaurants, private and public schooling, numerous churches and public houses, sports clubs and playing fields and good public transport links to Dublin's light rail (DART) and bus networks; the number 7 stop being nearly opposite the entrance to Dunluce.

Beautifully balanced as a semi-detached home, a gravelled sweep approaches a parking bay in front of the south facing front door and spirals downhill to a courtyard to the side of house, which could provide additional parking.



Neighbouring Sunninghill even having an extended parking area to the rear off this courtyard. A flight of granite steps leads through a glazed front door into a generous reception hall, itself leading to the principal reception rooms and inner stair hall. The dining room has a fine marble chimney piece, decorative ceiling cornice and central rose and a Dumb Waiter, and benefits from a large south facing bow window.

The drawing room, large enough to comfortably accommodate a baby grand piano, also has a marble chimney piece, decorative ceiling cornice and a central rose and a large bow window, which overlooks the garden. A small library with fitted book cases has a French door giving access to the garden from a flight of steps, and a shower room with shower, pedestal WHB and WC completes the ground floor accommodation.

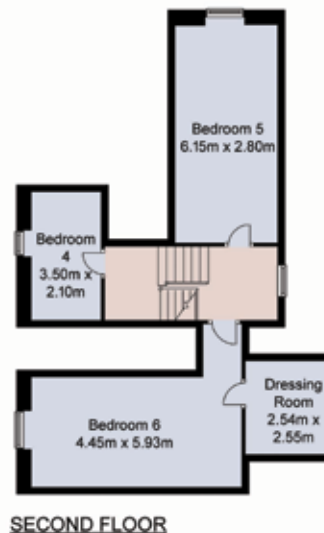
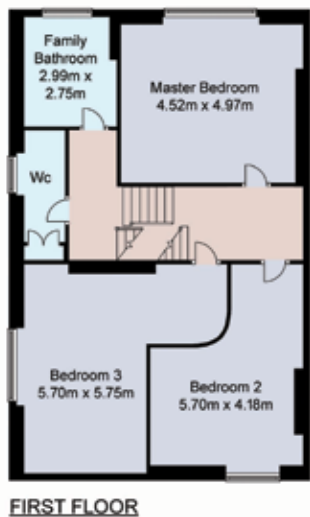
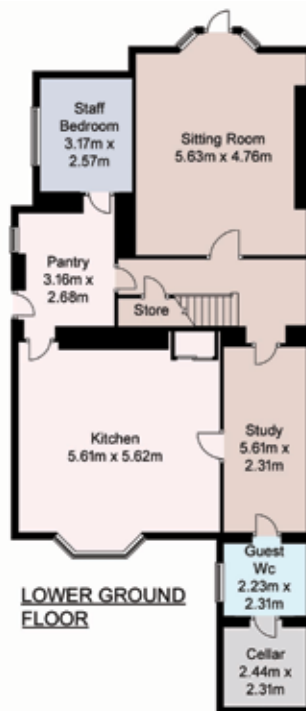
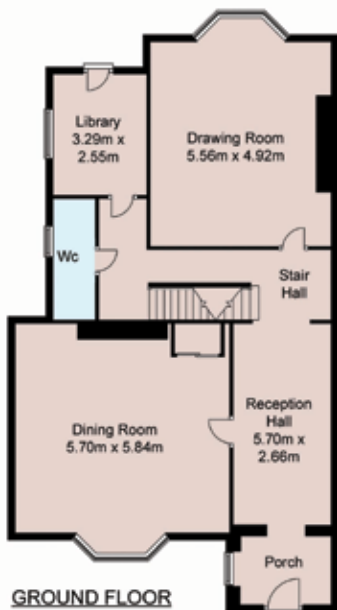
The master bedroom on the first floor benefits from a marble fireplace, decorative ceiling cornice and a large picture window, taking in the magnificent views over the garden to St. Paul's steeple and the Irish Sea to Howth head beyond. Two further bedrooms, each with fireplaces, and a bathroom

with a fitted bath, pedestal WHB and separate WC complete the accommodation on this level. The upper level comprises three further attic bedrooms.

The lower ground floor or basement level is very much a part of the principal living space within the house and hugely benefits from plenty of natural light, good ceiling heights and opening directly to the courtyard yard and garden.

The kitchen has a fine traditional country kitchen character and, with the benefit of a south facing bow window, is naturally bright. A Dumb Waiter links to the dining room above and there is a range of fitted wall and floor cupboards and tiled flooring. The family room with an open fireplace and French door to the garden, a small office and WC complete this level along with the original Maids bedroom.

The gardens, being so generous and private in aspect, are very much a feature of Dunluce and include terraced lawns divided by a linear path running the full length of the garden, the lowest section of the garden furthestmost from the house laid out for a kitchen garden.



## DUNLUCE

### 173 UPPER GLENAGEARY ROAD GLENAGEARY, COUNTY DUBLIN

**BER Exempt** {Building Energy Rating Certification}

A magical early Victorian semi-detached villa.  
Positioned within some 0.5 acres. Accommodation  
extending to 4,575 square feet.

All showings by appointment only

House | 4,575 square feet within the mansion house

Towns | Dun Laoghaire 1.2 miles, Glasthule 0.7 miles,  
Dalkey 1 mile, Dublin city centre 11 miles

Airports | Dublin International 14 miles, Weston  
Aerodrome 23 miles

Public Links | DART light rail station Glasthule 0.7 miles,  
Bus stop opposite

Trunk Road(s) | M50 motorway 8 miles

*(Measurements and distances approximate)*

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