FOR SALE BY PRIVATE TREATY

# 6A MELLIFONT AVENUE

DUN LAOGHAIRE, CO. DUBLIN, A96VY66




Tom O'Higgins

ESTATE AGENT

# 4-BED 2-BATH
# 162SQM / 1,744SQFT

## ASKING PRICE €985,000



6a Mellifont Avenue is an attractive mid-terrace period residence, built c. 1905, ideally positioned on one of Dun Laoghaire's most sought-after residential avenues, just moments from the seafront and East Pier. Behind its traditional façade, the property retains several charming period features, including high ceilings, original fireplaces and elegant proportions, offering an excellent opportunity to acquire a characterful home in this exceptional coastal setting.



The accommodation briefly comprises a welcoming entrance beneath an attractive period archway, understairs storage and guest w.c. There are two interconnecting reception rooms benefiting from high ceilings and an original feature fireplace. To the rear, a breakfast room and kitchen overlook and provide access to the west-facing rear garden.



Upstairs, there are four bedrooms together with a family bathroom and an ensuite shower room to the principal bedroom. The front bedroom on the upper floor spans the full width of the house and features a matching fireplace to the reception below, while the rear bedroom enjoys a pleasant outlock towards the spire of the nearby National Maritime Museum.

The layout also offers considerable flexibility, with the first-floor accommodation having potential to be adapted for use as a separate living space or potentially a rental unit, subject to the necessary planning and regulatory requirements. This may be particularly appealing to purchasers considering a phased renovation of the property or those seeking additional accommodation for family members.



A particularly appealing feature is the west-facing rear garden, which enjoys afternoon and evening sunshine and benefits from pedestrian access to Adelaide Lane, which also offers potential for a mews development or off-street parking, subject to planning permission.

The location is undoubtedly one of the property's greatest attractions. Mellifont Avenue is ideally situated just a one-minute walk from Dun Laoghaire's East Pier and approximately two minutes from the Dun Laoghaire Baths bathing area. The Forty Foot and several other popular swimming spots, together with four local yacht clubs, are all within comfortable walking distance. Both Sandycove DART Station and Dun Laoghaire DART Station are readily accessible,

approximately six and eight minutes' walk respectively.

The property is also exceptionally well served by public transport, with a number of bus routes including the 7, 7A, E1, 45A, 59 and 111 operating nearby. Dun Laoghaire town centre, Georges Street, the pier, cafés, restaurants and the popular Sunday market at People's Park are all within easy reach. Clarinda Park's public tennis courts are just two minutes away, while a selection of highly regarded primary and secondary schools are also conveniently located nearby.

Combining period character, versatile accommodation and an outstanding coastal location, 6a Mellifont Avenue represents a rare opportunity to acquire a home in one of Dun Laoghaire's most established and convenient residential settings, with the sea, East Pier and DART quite literally on its doorstep.









## LOCAL HIGHLIGHTS

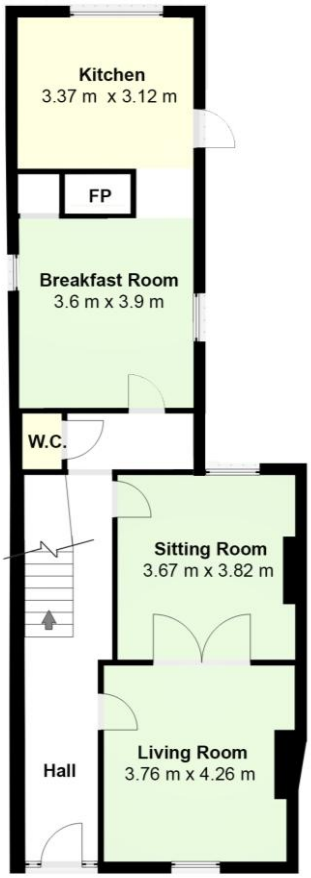
- Dun Laoghaire East Pier – 1 min walk
- Dun Laoghaire Baths – 2 min walk
- Clarinda Park public tennis courts – 2 min walk
- Sandycove & Glasthule DART Station – 6 min walk
- Dun Laoghaire DART Station – 8 min walk
- The Forty Foot bathing area – 20 min walk
- Four yacht clubs – National Yacht Club, Royal Irish Yacht Club, Royal St George Yacht Club and Dun Laoghaire Motor Yacht Club, all within walking distance
- People's Park and Sunday market – 2 min walk
- Excellent selection of primary and secondary schools nearby
- Dublin Bus routes 7, 7A, E1, 45A, 59 and 111 nearby

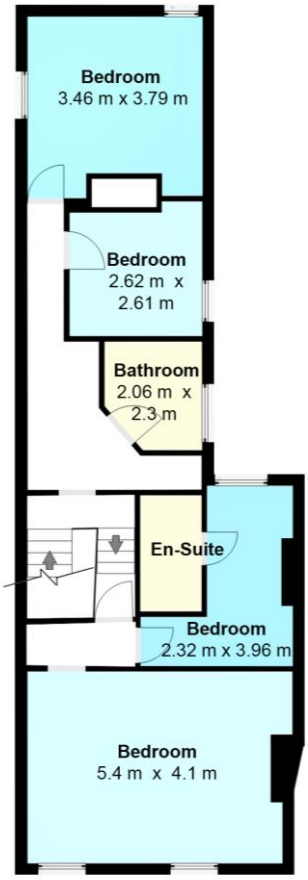
## BER DETAILS

BER E

No: 119883619

EPI: 279.41kWh/m2/yr






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