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# For Sale

Asking Price: €1,400,000

Sherry FitzGerald



**NEGOTIATOR**

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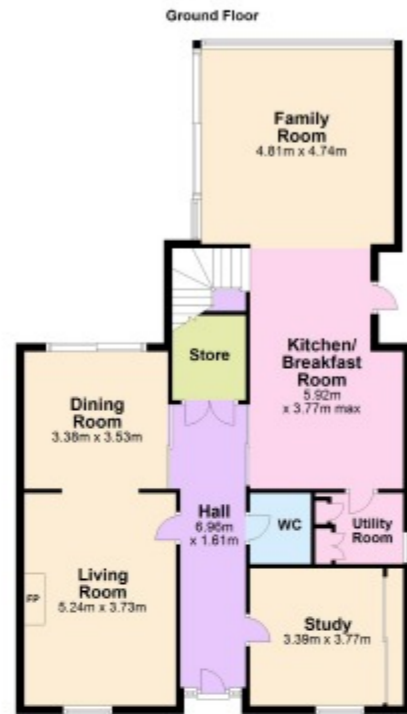
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BER C1

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.



## GROUND FLOOR



A wonderful opportunity awaits to acquire, a truly superb double fronted bay window Victorian villa of elegant proportion with a contemporary kitchen extension, ideally located on Albert Road just a stone's throw from Sandycove & Glashule Villages.

With off-street car parking to the front and a westerly orientation to the rear, this tastefully presented, and beautifully appointed home offers so much and should appeal to empty-nesters and professional couples alike.

As you walk through the front door you know that you are viewing something special. The accommodation is wonderfully bright with a spacious floor area of 182 sq. m (1,960 sq. ft.), laid out over two levels.

The entrance hall is bright and airy with generous under stairs storage. To the right hand side of the entrance hall, is bedroom three, currently used as a study, this room has fitted sliderobe wardrobes, the guest w.c is located just beyond. The split-level interconnecting drawing and dining areas lie to the left hand side. The dining area opens out into the sunny rear garden.

The stunning and very functional high gloss Binovia fitted kitchen with Island unit provides generous storage – and opens out into the glass extension or living area. This area is incredibly bright and airy with fitted entertainment unit along the northerly wall, sliding doors open into the rear garden. There is a very practical and handy utility room off the kitchen.

## FIRST FLOOR



Upstairs there are two large double bedrooms, both of which are ensuite, the principle room has a walk in dressing room area. There boiler and water tank are located off the ensuite in the second bedroom.

The location needs little introduction - situated near the junction Sandycove Road it is ideally positioned close to the picturesque Villages of Sandycove and Glashule which offer a host of services and amenities including excellent restaurants, shops, galleries and breath-taking coastal walks. Dun Laoghaire is also close by with four sailing clubs. Sandycove and Glenageary Dart stations provide ease of access to the city centre.

### SPECIAL FEATURES

- Highly desirable residential location
- Within walking distance of Forty Foot bathing area
- Tastefully appointed accommodation over two levels
- Superb Binovia high gloss fitted kitchen
- Approx. 182 sq. m (1,960 sq. ft) of accommodation
- Off street car parking to the front
- Westerly orientation to the rear



### ACCOMMODATION

Entrance Hall: welcoming entrance hall with tiled floor and recessed lighting. Large understairs storage cupboard.  
Bedroom/Study: nicely appointed with solid oak floors, recessed lighting and sliderobes fitted wardrobes.  
Guest w.c: fully tiled with glass wash hand basin, w.c., chrome heated towel rail.  
Drawing room: with oak floor, gas fire with recessed tv unit, recessed lighting steps down to  
Dining room: again, with oak floors and recessed lighting. Sliding door to west facing rear garden.  
Kitchen: Binovia high gloss fitted kitchen with large central island unit. The kitchen provides generous storage space. It comes complete with Miele double oven, Miele induction hob, stainless steel sink unit with waste disposal unit.  
Utility room: with sink unit, additional storage cupboards. Houses fuse board and underfloor heating manifolds.  
Living room: exceptionally bright with sliding door to garden. Fitted entertainment unit and TV.

### First floor

Bedroom 1: nicely appointed double bedroom with window and skylight. Grey fitted carpet.  
Ensuite: fully tiled ensuite bathroom with bath, wash hand basin and vanity unit, w.c., chromed heated towel rail and separate shower unit with rainwater shower head. Skylight.  
Dressing room: steps from the bedroom lead to the dressing room area which in turns has a large attic space into the eave area.  
Bedroom1: double room.



Ensuite: fully tiled with shower unit with rainwater shower head and shower attachment, w.c. and wash hand basin in vanity unit. Chrome heated towel rail. A set of glass doors lead to additional attic space which houses water pump and gas boiler.

### GARDEN

The low maintenance rear garden is enclosed and screened with pleach trees behind a glass screen and a lower level of box hedging. There is a paved patio area complete with feature stone table and chairs – there is a selection of pots with buxus balls and plants which are remaining with the property. It enjoys a westerly orientation and is ideal for dining al fresco.

### BER

BER C1, BER No. 103768073  
Energy Performance Indicator: 173.33 kWh/m<sup>2</sup>/yr