



THE ALBANY

Albany Avenue, Monkstown, Co. Dublin, A94 T8P9

BER D2



exclusive affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE



THE ALBANY, ALBANY AVENUE, MONKSTOWN, CO. DUBLIN, A94 T8P9



'RARELY DO RESIDENCES OF SUCH OUTSTANDING QUALITY COME TO THE MARKET IN MONKSTOWN'.

THE ALBANY A TRULY EXCEPTIONAL DETACHED REGENCY VILLA, ENJOYING SPECTACULAR SEA VIEWS AND GREAT PRIVACY ON LANDSCAPED GROUNDS.

For Sale by Private Treaty

325sq.m. / 3,508sq.ft. approx

BER D2 | BER Number: 105707830 | EPI: 283.13 kWh/m²/yr



SPECIAL FEATURES

- Stunning detached Villa Style Period Home.
 - Lots of original period features.
- Beautiful private grounds with feature Beech tree.
 - Electric car charging point.
 - Solar panels and new boiler.
 - Beautiful Sea Views.
- Walking distance to Monkstown, Blackrock, and Dun Laoghaire.
- Excellent choice of transport in immediate vicinity.

DESCRIPTION

Situated in a prime position, behind large secure gates and away from the passing eye on Albany Avenue. The front of the property is beautifully presented with landscaped gardens and extensive lawned areas, mature specimen shrubs, planting, and a selection of trees with feature mature Beech tree. There is generous off-street parking provided for up to four cars (one EV charging point) and two outside dining areas which enjoy the morning and evening sunshine. At one end of the property is a side access which leads to the side gardens with further secluded patio/barbecue areas at the rear which enjoys a south facing orientation and offers immense privacy.

On entering the elegant hallway, you have the impressive drawing room to the left with folding doors to the study and the main bedroom to the right with a luxurious shower room ensuite. Further down the hall you have a large kitchen/dining room, an elegant light filled sunroom and a superb family bathroom. There are two further bedrooms at this level one with dressing room ensuite. At lower level there is a large family/ TV room with large storage cupboard, two more bedrooms one with shower room en-suite and small dressing room, large laundry room with Belfast sink and wine cellar completes the internal accommodation. Some key features of this home are the large bay and picture windows with window shutters and special features include original wooden floors, magnificent fireplaces, high ceilings with fine cornice plasterwork, elegant reception rooms, spacious bedrooms, and beautiful landscaped gardens.

The Albany occupies an enviable position overlooking the sea front, 2 minutes' walk from, the popular bathing spot at Seapoint, the DART and the charming village of Monkstown with its array of boutiques, restaurants, and bars. Blackrock and Dun Laoghaire are close by with a superb range of shopping facilities and eateries and the area is well served by excellent schools, golf clubs, tennis clubs and 4 sailing clubs in Dun Laoghaire with Dublin City centre only 10 kms away.

ACCOMMODATION

ACCESSED VIA ORIGINAL GRANITE STEPS.

Entrance Porch: Through the elegant hall door into the porch with storage and matwell. Through panelled glazed doors with a fanlight, you gain access to the entrance hall.

Entrance Hallway: Beautiful wide and spacious hallway where you can see right through to the end of the house and there is access to all principal reception rooms and bedrooms. There is luxurious carpeting, dado rail, picture rail, ceiling coving.

Drawing Room: Stunning reception room with high ceilings, luxurious carpeting, beautiful, glazed bay window with French doors leading to front garden. There is a lovely feature marble fireplace and stone hearth and open fire, picture rail and picture lights and alcove. Double doors with feature fanlight overhead leading to

Study/ Library: Lovely cosy room with large sash window, luxurious carpeting, built in storage and feature wooden fireplace with black hearth and inset open fire, built in storage.

Main Bedroom: To the right off the entrance hall is the magnificent main bedroom with ensuite. With matching glazed bay window and French doors leading to the front garden. Luxurious carpet flooring, with mirrored feature behind the bed. Lots of storage and alcove, ceiling coving and picture rail. Opening to dressing area with good range of built-in wardrobes.

Shower Room Ensuite: Large ensuite with tiled floor and splashback, large shower cubicle fully tiled with lighting and shelving, rainhead shower feature. Large wash hand basin with storage underneath and large vanity mirror, wc, two radiators and window. Roof light.

Bedroom 2: Large double bedroom with south facing aspect, sash window with working shutters, luxurious carpet flooring, built in wardrobes and shelved display and storage unit. Recessed lighting and door to

Dressing Room: Large room with extensive range of built in wardrobes, sash windows with working shutters and radiator, recessed lighting.

Bedroom 3: Double bedroom with luxurious carpeting, extensive range of built-in wardrobes and large dressing mirror, lovely wooden panelling over the bed with recessed lighting and storage. Large sash window with shutters, picture rail and ceiling coving. Shelved hot press.

Kitchen/ Dining Room: Siematic country style kitchen in a cream finish with complimenting Corian worktops and tiled splashback, Green Aga, extensive range of wall and floor units. Parquet flooring, double sink unit with large picture window overlooking the south-west facing paved sun patio. Integrated four ring gas hob, Bosch eye level oven and microwave, Bosch dishwasher. Lovely dining area with porthole feature window and glazed double French doors leading outside, which is a lovely space for al fresco dining when the weather permits.

Sunroom: Lovely bright space fully glazed overlooking the rear patio and a door to the side garden with access to the front garden.

Bathroom: Large family bathroom, fully tiled with free standing bath with claw feet, double walk in shower cubicle with glass screen, large wash hand basin unit with storage and vanity mirror, wc, recessed lighting, frosted window, storage cupboard and heated towel rail.

STAIRS LEADING TO LOWER GROUND LEVEL.

Hallway: With wooden flooring and radiators.

Family/TV Room: Large room with fireplace, wooden flooring, and cast-iron fireplace with wooden mantle, built in storage units, recessed lighting, large storage cupboard with shelving.

Bedroom 4: Very large double bedroom with two windows, recessed lighting, and radiator. Hotpress. Door to

Shower Room Ensuite: Large ensuite, fully tiled shower cubicle, vanity unit with wash hand basin and wc, radiator, chrome heated towel rail.





Walk in Wardrobe: With hanging rails and shelving.

Utility Room: Large utility/ laundry room with tiled floor and good range of floor cupboards with sink unit and wooden countertops. Siemens washing machine, Zanussi dryer, two ceiling clothes dryers. Large storage cupboards. Access to further storage or wine cellar. New boiler installed in 2021. Door to

Bedroom 5: Large single bedroom with excellent range of built in wardrobes, window, and carpet flooring.

OUTSIDE

The Albany has the most private gardens measuring 0.28 acres approx., all behind high granite walls and electronic gates. There is a beautiful lawned area to the front of the property with a magnificent old Beech tree taking pride of place surrounded by mature shrubs, hedging and flowers. There are lovely, paved areas and pathways to explore the grounds.

At the rear of the house there is a very private south facing paved patio area, which is accessed directly from the kitchen/ dining area, and this is the ideal area for dining al fresco and entertaining. There is also a side garden which gives access to the side gate.

The gravelled driveway provides off-street parking for up to four cars and there is the added benefit of an EV charging point.



FLOOR PLANS

BASEMENT



GROUND FLOOR





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