

owenreilly

FOR SALE BY PRIVATE TREATY



7 EDEN PARK,
GLASTHULE,
CO DUBLIN.

BER C2

DESCRIPTION

Owen Reilly has great pleasure in presenting this very special mid-terrace period residence which has undergone a complete refurbishment that is sympathetic to its heritage but offers the best of 21st century craftsmanship. The attention to detail and level of finishes are truly exceptional which has produced a home of luxury and style which extends to c. 353 sq. m. / 3,800 sq. ft. Behind its classical façade is an extremely spacious and light filled interior laid out over three levels with original cornicing and plasterwork, timber shutters, fireplaces, new parquet flooring, stylish kitchen and stunning bathrooms.

The accommodation briefly comprises of a welcoming entrance hall, two elegant reception rooms both with open fireplaces, study, open plan kitchen/dining/living area with double height ceiling, utility room, T.V room, master bedroom suite with shower en-suite, a further three double bedrooms, family bathroom, separate WC and wet room. To the rear there is a very attractive south facing low maintenance garden with granite paving, planted borders with outdoor lighting and water feature.

LOCATION

Situated in one of south county Dublin's most desirable villages, needing little introduction, Glashule offers a host of amenities on the doorstep including restaurants, art gallery, boutiques, shops and wine bars, which include Cavistons delicatessen and fish shop and the atmospheric 64 wine bar. Sandycove and Dalkey with its stunning coastal walks, Dun Laoghaire with its East and West Piers, three renowned sailing clubs, its eclectic Sunday market in the Peoples' park, the Westwood fitness club are all within easy walking distance.

SPECIAL FEATURES

- Beautifully refurbished and restored Victorian home
- Extending to c.353sq.m/3,800sq.ft.
- Original decorative cornicing, sash windows, timber shutters and fireplaces throughout
- Abundance of spacious and light-filled rooms
- Contemporary lower ground kitchen and living area with underfloor heating
- South facing landscaped garden to the rear
- Alarm
- Gas fired central heating
- High ceilings
- Desirable location within easy access to Dublin city



ACCOMMODATION

Raised Ground Floor

Entrance Hall (12.07m x 1.94m)

Original ornate cornicing, two ceiling roses, timber flooring and alarm.

Reception 1 (4.93m x 4.89m)

Spacious bay windowed room featuring an original cast-iron fireplace with marble surround and original tiles, original cornicing and ceiling rose, wood shutters and timber flooring.

Reception 2 (4.84m x 4.76m)

Original cast-iron fireplace with marble surround and original tiles, original cornicing and ceiling rose, timber shutters and timber flooring.

Return

Separate WC (1.41m x 1.40m)

Wash hand basin, WC, tiled floor and a sash window.

Study (3.50m x 2.74m)

South facing with a beautiful parquet floor, glass balustrade, downlighters. Overlooking the rear living area.

First Floor

Master Bedroom Suite (6.96m x 4.9m) (Bay window 2.33m x 1.21m)

Stunning bay windowed suite with original cornicing, ceiling rose, timber shutters, walk-in wardrobe, beautiful en-suite with mosaic tiled floor, wash hand basin, WC, shower cubicle with glass wall and door.

Bedroom 2 (4.78m x 4.30m)

Generous double with original cornicing, ceiling rose, timber shutters. Built in wardrobes.

Landing (4.68m x 2.11m)

Original cornicing, ceiling rose, entry phone.

First Floor Return

Bedroom 3 (4.23m x 3.55m)

Cornicing, ceiling rose, wood shutters.

Landing (3.65m x 1.78m)

Sitting area, ornate arched window and cornicing.

Top Floor

Bedroom 4 (3.57m x 3.15m)

Family Bathroom (2.93m x 2.58m)

Heritage bath, shower cubicle, heated towel rail, wash hand basin and wc, tiled floor, sash window.

Lower Ground Floor

Living/dining (7m x 3.86m) (ceiling height 5.11m)

Magnificent double height feature, floor to ceiling bespoke glazing, parquet floor, downlighters, sliding door to rear paved garden.

Kitchen (5.78m x 4.12m)

Ample floor and wall mounted units, quartz worktops, centre-island with wine cooler, Neff appliances, stainless steel sink with mixer tap, parquet floor, doors to rear granite paved garden. Under-stairs glass framed storage area.

Utility Room (3.93m x 1.49m)

Washing machine, washer dryer, quartz worktop, sink, hot water tank and pump, full length freezer and storage units.

Rear Hall (6.68m x 1.91m)

Own front entrance, storage closet, alarm, parquet floor.

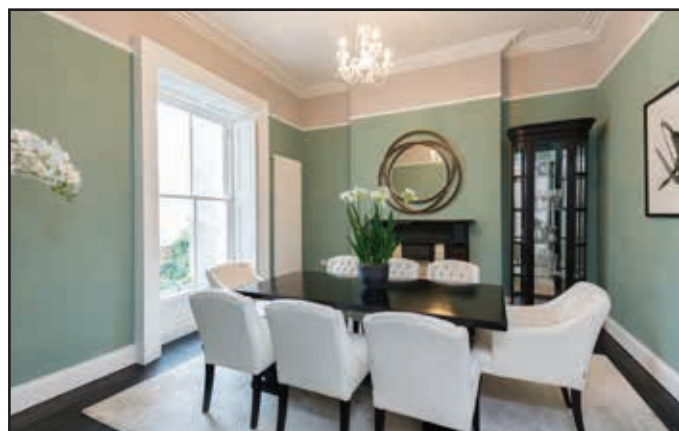
TV Room (4.79m x 3.11)

Feature integrated fire, parquet floor, downlighters, window seat.

Wet Room (1.63m x 1.56m)

Shower Duravit wc, wash hand basin, mosaic tiles and slate floor.





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VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Eleanor Bourke

FLOOR AREA

c.353 sq. m.

BER RATING

C2



Everything we touch turns to...

ALL ENQUIRIES

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