



Strathyre, 12 Upper Albert Road, Glenageary, Co. Dublin

Lisney







Strathyre, 12 Upper Albert Road, Glenageary

An instantly appealing detached bungalow residence that is presented in excellent decorative order throughout having undergone a complete refurbishment and modernisation by the present owners to provide a bright generously proportioned family home located in a highly sought after setting on the Upper Albert Road in the heart of Glenageary only a short pleasant stroll from the conveniences of Glasthule and Dalkey villages with Glenageary DART Station almost on the doorstep.

A particular feature of this excellent family home is its beautifully landscaped rear garden with an overall site area extending to approximately 1/3 acre. To the front there is gated gravelled off street parking for a number of cars and a garage with up and over door. A gated side access leads through to the stunning landscaped and planted rear garden that is mainly laid out in lawn and measuring approximately 140ft in length. There is a wonderful blend of attractive box hedging, herbaceous borders and a wide selection of specimen plants, flower beds, shrubbery and trees. There is a patio off the kitchen which is ideal for al fresco dining and at the end of the garden there is a summerhouse which is decked and is a very special tranquil place to enjoy the evening sunset.

Briefly the accommodation comprises a porched entrance veranda that opens into a generous reception hall and inner hall. There is an interconnecting sitting/dining room running front to back of the property with the rear enjoying double folding French doors opening into the landscaped rear garden. Next there is a home office that was originally a bedroom, a family bathroom, two further bedrooms with the master benefitting from an en suite shower room. To the rear of the property there is an open plan family/dining/kitchen that also enjoys double folding French doors opening out into the generous elevated slabbed patio area. Off the kitchen there is a covered utility area which opens into the garage.

The property is conveniently located within walking distance of Glasthule, Sandycove and Dalkey villages, which provide a wide range of specialist shops, restaurants, churches and an excellent selection of schools and two shopping centres at nearby Dun Laoghaire. Glenageary DART Station is only 200 yards down the road giving ease of access to and from the city centre. The LUAS at Cherrywood with the N11 and M50 also make commuting to and from the city centre and nationwide very simple. There is a wide selection of recreational amenities in the immediate area such as the pleasant walks over Dalkey and Killiney Hills and by the seafront and there are excellent sporting facilities including golf and tennis clubs nearby as well as having the Cuala GAA and Dalkey United sports ground available on Hyde Road. The four yacht clubs and extensive marina at Dun Laoghaire Harbour will be of major interest to the marine and sailing enthusiast.

Features

- Prestigious highly regarded residential address
- Gated off street parking for numerous cars
- Detached family home standing on approximately 1/3 acre
- Extensive beautifully landscaped rear garden measuring approximately 140ft in length
- Outhouse storage areas and detached summerhouse
- Double glazed windows throughout
- Fitted carpets, curtains (except in Drawing Room) and kitchen/utility appliances included in the sale
- Gas fired central heating
- Phonewatch digital security alarm
- Floor area approximately 143 sqm (1,539 sqft) with approximately 33.5 sqm (360 sqft) of attic space
- Convenient to excellent primary and secondary schools and a host of local amenities at nearby Glasthule and Dalkey villages
- Glenageary DART Station on the doorstep
- Excellent recreational and leisure facilities including the popular walks over Killiney and Dalkey hills, by the seafront and the Forty Foot bathing club

BER: G

BER No: 111929063

E.P.I.: 488.07 kWh/m²/yr







Accommodation

VERANDA ENTRANCE: with tiling and opens into the

RECEPTION HALL: 3.15m x 4.15m (10'4" x 13'7") with open fireplace with slate inset, painted surround, slate hearth and Phonewatch digital alarm unit

SITTING/DINING ROOM: 3.8m x 9.2m (12'6" x 30'2") with ceiling coving, dual ceiling roses, enclosed radiator, two twin matching open fires with painted timber surround, slate inset and raised hearths, television point, dado rail and double folding double glazed hardwood French doors opening out to the rear garden

HOME OFFICE/BEDROOM 1: 2.85m x 3.1m (9'4" x 10'2") with built in cupboards, drawers, shelving, picture rail and double folding double glazed hardwood French doors opening out to the rear garden

INNER HALL: 1.2m x 4.75m (3'11" x 15'7") with painted timber panelled ceiling and picture rail

FAMILY BATHROOM: 2.55m x 2.75m (8'4" x 9') with cast iron roll top bath with claw feet and antique style fittings incorporating a telephone shower attachment, wash hand basin set into vanity unit, w.c., step in tiled power shower with monsoon head, recessed lighting, painted timber panelled walls and full sized mirror

BEDROOM 2: 2.75m x 2.65m (9' x 8'8") with built in wardrobes with glazed front and dado rail

BEDROOM 3: 3.95m x 3.65m (13' x 12') with enclosed radiator, television point and door to

EN SUITE SHOWER ROOM: with step in tiled power shower, wash hand basin set into vanity unit with cupboards under, w.c., fitted mirror with illumination, recessed lighting, tiled floor, tiled walls, heated towel rail and cupboards

FAMILY/DINING ROOM: 5.65m x 3.25m (18'6" x 10'8") with painted timber panelled ceiling, recessed lighting, dado rail, fitted shelving, built in book shelving with cupboards and drawers under, attractive open fireplace with painted surround, slate inset and raised hearth, built in book shelf with CD rack, box shelving, television point, window seat with radiator under, double folding double glazed hardwood French doors opening out to the rear and opening through to the

KITCHEN: 2.5m x 4.5m (8'2" x 14'9") with timber effect floor, painted presses, drawers, saucepan drawers, worktop, one and a half bowl single drainer sink unit, double glazed window overlooking the rear, tiled splashback, plate racks, shelving, plumbed for Whirlpool dishwasher, Siemens four ring electric induction hob with chimney effect extractor over, Neff double oven, sideboard units and door out to the

ENCLOSED UTILITY AREA: with washing machine and tumble dryer, external lighting and opening to the

GARAGE: 4.27m x 2.85m (14' x 9'4") with up and over door and houses the Baxi gas fired central heating boiler

UPSTAIRS: with stairwell with painted wainscoting

SHARED LANDING

ATTIC ROOM 1: 4.25m x 3.75m (13'11" x 12'4") with vaulted ceiling with beam, skylight, under eaves storage, built in wardrobes, enclosed radiator and painted wainscoting

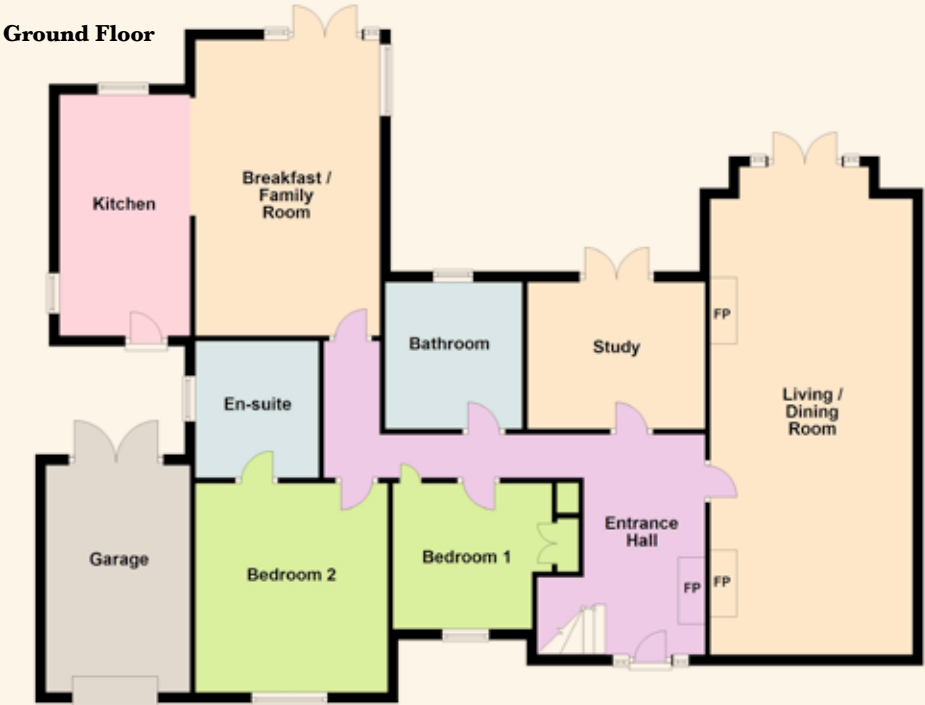
ATTIC ROOM 2: 3.95m x 3.75m (13' x 12'4") with vaulted ceiling with beams, two skylights, enclosed radiator and built in cupboards and presses

Outside

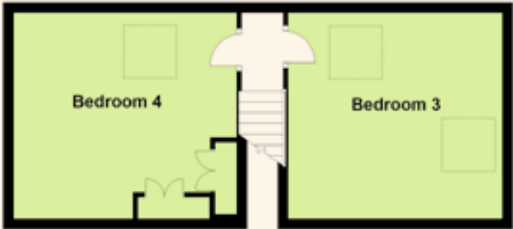
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Floor Plans



First Floor



Not to scale - for identification purpose only.

Location Map



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