



Glen Aulinn, Lower Glenageary Road  
Glenageary, Co. Dublin

Lisney | Sotheby's  
INTERNATIONAL REALTY



## Glen Aulinn, Lower Glenageary Road, Glenageary, Co. Dublin

### Features

- A very fine 1930's family home that has been in the same family since it was built
- Standing on approximately 0.3acre •Extensively renovated throughout offering turnkey accommodation
- Large west facing garden to the rear of approximately 24m (79ft) in length
- Off street parking to the front for several cars
- Light filled accommodation extending to approximately 370sq.m (3,983sq. ft)
- Retains many period features of the era
- Tastefully decorated throughout
- Double glazed windows
- Gas fired central heating
- Wi-Fi network providing excellent coverage with hubs throughout the house
- Digital security alarm
- Two gracious interconnecting reception rooms
- Detached converted garage to the side
- Close to Glenageary DART Station and a regular bus route on the Lower Glenageary Road
- Walking distance to Glasthule, Sandycove, Dalkey and Dun Laoghaire Town Centre
- Surrounded by excellent primary and secondary schools
- An abundance of recreation, leisure and sporting facilities close by including Glenageary Tennis Club
- Fitted carpets, window coverings, kitchen and utility appliances included in the sale

Glen Aulinn is a very fine part brick fronted semi-detached 1930's-built family home that has been in the same family since it was built. The property has been extended and renovated throughout but still retains all the original period features, including Art Deco chimneypieces and wall lights in the dining room. It now offers a wonderful home in turnkey condition.

The house is nestled behind secure electric gates occupying approximately 0.3acre, there is off street parking to the front for several cars, gated access to the rear garden and the front garden is landscaped with bedded borders and a Wisteria over the front door. Internally the accommodation extends to approximately 370sq.m (3,983sq. ft) overall (including the converted garage; excluding the attic). At ground floor level it is laid out as follows: a porched entrance opening through to a very fine entrance hall with solid timber parquet flooring, a feature fireplace, fitted book shelving and wall panelling. Off this there are two very fine interconnecting reception rooms. This space is dual aspect, benefitting from an easterly orientation to the front and west to the rear. The dining room to the rear overlooks the beautifully landscaped gardens, and this space has an original brick fronted chimney piece and 1930's wall lights. The drawing room is located to the front with an original fireplace and a large, bowed window overlooks the front garden and fills this space with natural light. At the opposite side of the hall there is a cosy snug/study and a downstairs w.c. The kitchen is located to the rear of the house and is the heart of this family home, the kitchen is fitted with a range of Shaker style units with high end integrated appliances and a central island breakfast bar. This opens through to a dual aspect dining area where there are French doors opening out at either side to the garden. A large family room lies off the kitchen/dining space and completes the accommodation at this level and this is a great space with a cosy solid fuel stove and two sets of French doors opening out to the garden. At first floor level there are 7/8 bedrooms, a main family bathroom and two of the bedrooms are en suite. It would be possible to reconfigure the accommodation at this level if less bedroom space were required ultimately creating fewer larger bedrooms. There is a large attic room on the top floor with eaves storage.

The rear garden is a particular feature of Glen Aulinn, it faces west and measures approximately 24m (79ft) in length. Off the dining room there is a patio area with an awning above and a feature pond in the centre, this is a great spot for al fresco dining and drinks in the evening. To the other side of the house there is a gated pedestrian access opening out to the front of the property. There is access here into what would have originally been the garage and it has now been converted to accommodate a home gym which opens through to a separate utility and W.C. Beyond this there is a purpose-built open shed with bike storage, a play area, steps lead up to the garden which is laid out in lawn with mature fruit trees. At the end there is a Barna shed and compost heap and a suntrap patio, the garden is very private with hedging and mature planting to the borders.

The location of Glen Aulinn is of unparalleled convenience being within a stones' throw of every conceivable amenity in Dun Laoghaire to include extensive shopping, many restaurants and cafes, the IMC Cinema and Lexicon Library along with a wide variety of pleasant walks along the seafront, east and west piers and the People's Park. Monkstown Village with its boutique style shops, cafes and some of the finest restaurants in South County Dublin including Salt and Avoca, Bresson and Elephant & Castle are also within a pleasant stroll. There are a host of primary and secondary schools surrounding the property and the DART and bus are located close by. Recreation and leisure facilities are superb and include rugby, football, GAA, hockey and tennis clubs. The four yacht clubs and marina at Dun Laoghaire Harbour with its two piers will be of major interest to the marine, bathing and sailing enthusiasts.





## Accommodation

### Ground Floor

**Entrance Porch:** 2.4m x 1.1m (7'10" x 3'7") with arched glazed door opening in, quarry tiled floor, inner door with yellow coloured glass panels, enamel house name above the front door, opening into the

**Entrance Hall:** 8.7m x 3.7m (28'7" x 12'2") with solid oak herringbone floor, panelling to the walls in the hall, stairs and landing, picture rail, ceiling coving, original brick chimney piece to one side, recessed niche with book shelving, further book shelving to the rear of the hall, understairs storage, hatch to the dining room with glazed shelving and window at the back of the hall overlooking the rear garden

**Dining Room:** 4.8m x 4.7m (15'9" x 15'5") dual aspect with mahogany wall panelling, ceiling coving, original brick fronted fireplace with gas coal effect fire inset and tiled hearth, original glass and brass banded 1930's wall lights, glazed French door with windows flanking opening out to the rear patio

**Drawing Room:** 4.8m x 4.5m (15'9" x 14'9") with picture rail, large, bowed feature window to one end with window seat, original fireplace with mahogany mantle, tiled inset and open fire

**Snug/sitting Room:** 3.6m x 3.9m (11'10" x 12'10") with picture window overlooking the front, smaller window to the side, oak panelling and fitted book shelving with storage underneath

**Downstairs W.c.:** with mosaic pattern tiled floor, w.c., wash hand basin set into vanity under, frosted window to the side, high cupboards housing the electricity fuse board and door to press housing the Smart pump system and hot water, Climote central heating controls and alarm panel

**Kitchen:** 4.2m x 3.8m (13'9" x 12'6") with tiled floor, timber wall panelling, the kitchen is fitted with a range of Shaker style units with solid oak doors, space for free standing larder fridge/freezer, integrated Electrolux oven with grill over, a range of fitted presses and pantry style units, granite worktop, six ring gas hob with chimney style extractor over, tiled splashback, Belfast sink, central island with drawers and cupboards under, integrated Miele dishwasher

**Breakfast Room/Dining Space:** 4.3m x 5.4m (14'1" x 17'9") with Junckers flooring, a wall of glazing to one side with French door opening out, a range of fitted cupboards and shelving providing excellent storage, corner fitted cabinet with glazed doors above

and cupboard under, ceiling coving, recessed lighting, intercom system for the gate and glazed door at the opposite side opening out to the patio

**Family Room:** 6m x 5.3m (19'8" x 17'5") with Junckers flooring, timber wall panelling, fitted media unit, ceiling coving, recessed lighting, stone fire surround with solid fuel stove inset, glazed doors to each side of the room opening out to a suntrap gravelled seating area and patio at the opposite, box bay window at the end of the room overlooking the beautiful garden

**Upstairs:** with original carved oak staircase leading up

**Landing:** 3.9m x 2.8m (12'10" x 9'2") with arched window overlooking the garden with yellow glass panels to the borders, timber wall panelling, and hot press with ventilated shelving

**Bedroom 1:** 4.6m x 4.8m (15'1" x 15'9") with laminate timber effect floor, picture rail, ceiling coving, window to the rear and door with frosted panel opening into the

**En Suite Shower Room:** with tiled floor, partially tiled walls, corner shower with chrome monsoon and smaller shower head over, wash hand basin, w.c., illuminated mirror, frosted window to the rear and Dimplex wall mounted heater

**Master Bedroom:** 5.9m x 4.5m (19'4" x 14'9") with picture rail, ceiling coving, fitted shelving, original Art Deco fireplace with timber mantle, tiled inset, bow window with seating, storage in the window seat, fitted wardrobes to one side of the bed with and a wall of further fitted wardrobes with hanging rails

**Bedroom 3:** 3.3m x 3m (10'10" x 9'10") with window to the front, laminate timber effect flooring, picture rail and a range of fitted wardrobes

**Bedroom 4:** 3.3m x 3.2m (10'10" x 10'6") dual aspect with window to the front, window to the side, laminate effect timber flooring, picture rail and fitted wardrobe

**Family Bathroom:** with glazed door opening in, marble tiled floor, partially tiled walls, Victorian style roll top bath with claw feet and telephone shower head over, chrome heated towel rail, chrome shelf above the bath, two frosted windows to the side, w.c., wash hand basin, further chrome heated towel rail, large step in shower and recessed lighting

**Rear Hall:** with two raised windows overlooking the side and Velux skylight

**Bedroom 5:** 3m x 3.4m (9'10" x 11'2") with window to the side,

picture rail and sliderobe wardrobe

**Bedroom 6/7:** 3m x 5.6m (9'10" x 18'4") with timber floor, two windows overlooking the side, a range of fitted wardrobes with desk and further wardrobes, archway between the space

**Family Shower Room:** with tiled floor, partially tiled walls, wash hand basin, w.c., illuminated mirrored medicine cabinet, large contemporary shower and heated towel rail

**Bedroom 8:** 4.9m x 3.8m (16'1" x 12'6") with box bay window to the side, solid timber flooring, vaulted ceiling with recessed lighting and lovely views out to the rear garden

**Landing:** with window overlooking the garden, intercom system for front door & gate

### Second Floor

**Attic Room:** 8.4m x 4.66m (27'7" x 15'3") with access to eaves storage at various points, two Velux skylights and wall semi-dividing the space into two areas

**Detached Converted Garage:** 5.75m x 2.9m (18'10" x 9'6") glazed door opening in with timber effect flooring, box bay window to the front, window to the side, timber panelled ceiling with recessed lighting and Velux skylights, and door opening into the

**Utility Room:** with tiled floor, washing machine, dryer, space for fridge/freezer, Beko larder fridge, separate larder Hotpoint freezer, cupboards over and pressurised hot water pump system

**W.C.:** with w.c., wash hand basin, window to the back and fuse board

## BER Information

BER: C1. BER No: 115367443. EPI: 170.35 kWh/m<sup>2</sup>/yr.

## Eircode

A96 H6V4



## Outside

The house is set back behind secure electric gates and occupies a site area of approximately 0.3acre, there is off street parking for several cars with a mature lawned garden to the side. The rear garden is a particular feature of Glen Aulinn, it faces west and measures approximately 24m (79ft) in length. Off the dining room there is a patio area with an awning above and a feature pond in the centre, this is a great spot for al fresco dining and drinks in the evening. To the other side of the house there is a gated pedestrian access opening out to the front of the property. There is access here into what would have originally been the garage and it has now been converted to accommodate a home gym which opens through to a separate utility and shower room. Beyond this there is a purpose-built open shed with bike storage, a play area, steps lead up to the garden which is laid out in lawn with mature fruit trees. At the end there is a Barna shed and compost heap and a suntrap patio, with multiple power points throughout, the garden is very private with hedging and mature planting to the borders.



OFFICES

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
T: 01 285 1005  
E: dalkey@lisneysir.com

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820

11 Main Street, Dundrum,  
Dublin 14, D14 Y2N6.  
T: 01 296 3662

171 Howth Road,  
Dublin 3, D03 EF66.  
T: 01 853 6016

103 Upper Leeson Street,  
Dublin 4, D04 TN84.  
T: 01 662 4511

29 Dunville Avenue,  
Ranelagh,  
Dublin 6, D06 K283.  
T: 01 662 4511

55 South Mall,  
Cork, T12 RR44  
T: (021) 427 8500



lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

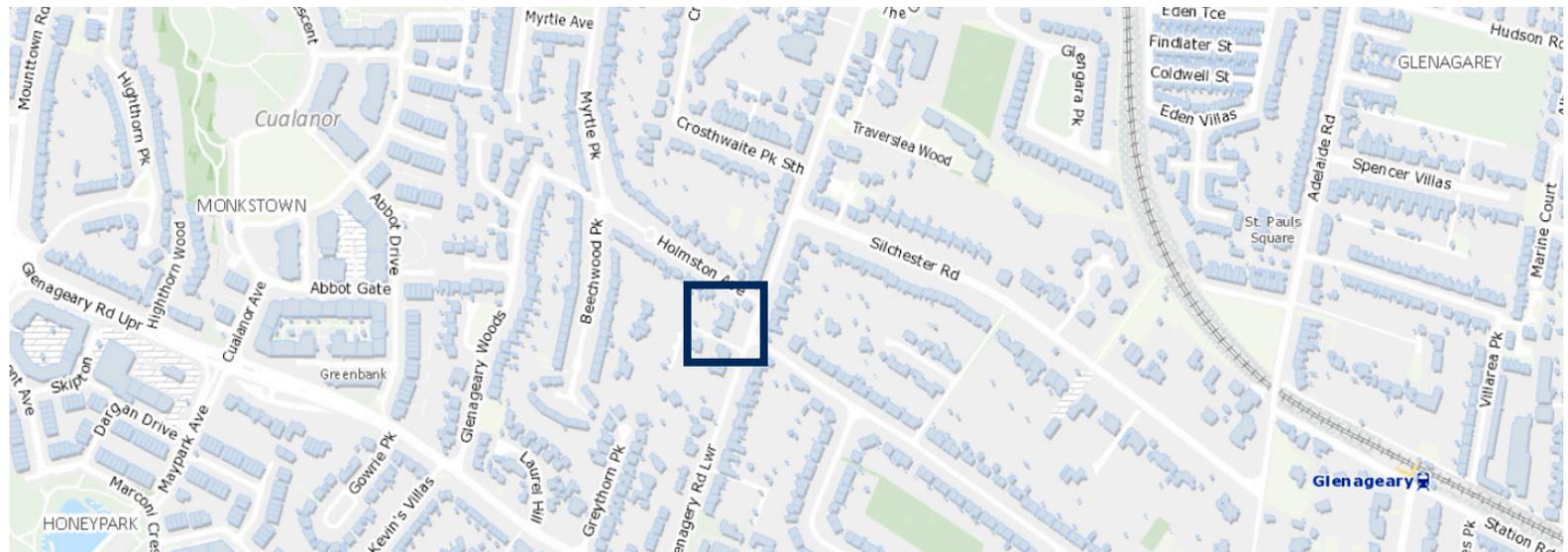
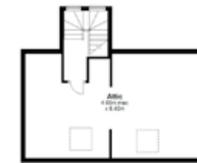
Ground Floor



First Floor



Attic



Ordnance Survey Ireland Licence No. AU 000219.  
Copyright Ordnance Survey Ireland/Government of Ireland.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.





© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's  
INTERNATIONAL REALTY