



7B Martello Avenue

Summerhill Road, Dun Laoghaire, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



7B Martello Avenue, Summerhill Road, Dun Laoghaire

Features

- Highly regarded prestigious residential address
- Direct pedestrian access to 'The Metals' connecting Dalkey with Dun Laoghaire
- Within striking distance of the seafront and The Peoples Park
- Glasthule/Sandycove DART station opposite Martello Avenue
- Surrounded by excellent primary and secondary schools
- Cycle track on the seafront connecting Sandycove with Blackrock
- Very bright and airy generously proportioned accommodation designed by Boyd Cody architects
- Part double glazed original sliding sash windows
- Off street parking for two cars
- Suntrap front and rear gardens
- An abundance of recreation and leisure facilities on the doorstep
- A short stroll Dun Laoghaire Harbour and the bathing at The Forty Foot and Sandycove Harbour
- Excellent shopping, cafés, and some of the finest restaurants in South Count Dublin close by
- Floor area approximately 105 sq.m (1,130 sq.ft)
- Wonderful position for a healthy outdoor lifestyle
- Many period embellishments of the era intact

An exceptionally attractive semi-detached Victorian period residence, positioned to the end of this highly desirable cul-de-sac setting next to a pedestrian access to 'The Metals' and within striking distance of the superb amenities in Glasthule Village, Dun Laoghaire Seafront and Town Centre with The People's Park literally over the back wall. This is one of south county Dublin's most popular coastal suburbs and offers a wonderful opportunity for a healthy outdoor lifestyle.

7B Martello Avenue is an excellent three bedroom home with an emphasis on natural light blending old world charm with a modern contemporary finish designed by Boyd Cody architects that is presented in excellent decorative order throughout and retains many of the original period features of the Victorian era. It offers bright and airy generously proportioned accommodation that extends to approximately 105 sq.m. (1,130 sq.ft.).

Internally the accommodation comprises of an entrance porch with a feature ceiling to floor hall door with glazing to the side letting in volumes of natural light that leads through to a welcoming reception hall running the entire length of the property and opening out to the sunny westerly facing rear garden. The kitchen/ dining area occupies the rear of the property and enjoys the pleasant outlook over the suntrap private low maintenance gardens making it an ideal for 'al fresco' dining. Off the bright reception hall to the front of the property is the original sitting room of the main house. Along with having generous proportions and a high ceiling, it also retains many period features of the era including ceiling coving, a sliding sash window, original timber floorboards and a Kilkenny marble period fireplace. Upstairs, the landing is infused with natural light from the feature Boyd Cody inspired skylight. The contemporary bathroom has been upgraded with natural stone tiling and high end sanitary ware and has a large picture window overlooking The Peoples Park. There are three excellent double bedrooms all facing front again boasting ceiling coving, high ceilings, sliding sash windows and all with views of Killiney Hill.

At the end of the Martello Avenue cul-de-sac steps lead down to the 'The Metals' which is a short cut linking Dalkey to Dun Laoghaire Harbour. To the front of the property there is extremely valuable off street parking for two cars as well as a suntrap tranquil garden with gravelled seating area to read the newspapers with a morning coffee and watch the world go by. The low maintenance rear garden is completely well walled, private and not overlooked. It has a sunny westerly rear orientation with a detached Barna shed. It measures approximately 12m (40ft) in length.

The location is of unparalleled convenience being situated on this highly regarded cul-de-sac opposite The People's Park, adjacent to Sandycove/Glasthule DART Station and minutes from Dun Laoghaire Seafront/ Town and Glasthule Village, offering extensive shopping, restaurants, cafes, churches, the Pavilion Theatre, IMC Cinema, the iconic Lexicon Library by the seafront, the East and West Piers. Walks abound for children and dog lovers by the sea, along the Metals (dating from 1815) to Killiney Hill and Dalkey along with the secret parks of Royal Terrace, Crosthwaite Park and Clarinda Park Square. There are excellent primary and secondary schools nearby. Recreational and leisure facilities abound including gyms, rugby, football, GAA, hockey and tennis clubs. The four yacht clubs and extensive marina will massively appeal to the marine and sailing enthusiasts while the Forty Foot and Sandycove Beach at Sandycove Point attract regular year round swimmers. A cycle track on the seafront now connects Sandycove with Blackrock Town Centre. Nearby villages include Monkstown, Sandycove and Glasthule and offer further boutique shopping, excellent cafés and many highly regarded restaurants.

Accommodation

ENTRANCE HALL/KITCHEN: 11.9m x 3.2m (39'1" x 10'6") with wide timber contemporary front door with frosted panel to the side opening in, architect designed staircase leading upstairs, recessed lighting and opens through to the kitchen

KITCHEN: with a range of fitted units in a rich burgundy colour, Beko electric oven, four ring electric hob with extractor over, integrated dishwasher, stainless steel sink unit, plumbed for Bosch washing machine, tilted splashback, gas fired central heating boiler, central heating controls, recessed lighting, large window overlooking the rear courtyard with glazed door opening out

OUTSIDE/COURTYARD: courtyard is laid out in gravel with steps leading up to a suntrap westerly facing seating area with Barna shed to the end, bamboo and granite wall to one side

LIVING ROOM: 4.6m x 4.4m (15'1" x 14'5") with original solid timber wide board flooring, single glazed sliding sash window overlooking the front, picture rail, ceiling coving, and feature Kilkenny marble fireplace with a tiled inset and stone hearth

FIRST FLOOR RETURN

BATHROOM: with tiled floor, partially tiled walls, heated towel rail, feature deep set bath set into the window overlooking the People's Park, a really pleasant outlook and the window beside the bath is a corner window, wash hand basin, w.c. with large mirror above and hatch to the attic

LANDING: with solid timber flooring, feature rooflight above flooding the hall with natural light and recessed lighting

BEDROOM 1: 3.4m x 2.4m (11'2" x 7'10") with sash window overlooking the front with views up to Killiney Hill

BEDROOM 2: 3.6m x 3.3m (11'10" x 10'10") with sash window overlooking the front

BEDROOM 3: 4.6m x 3m (15'1" x 9'10") with sash window overlooking the front and hatch to the attic

Outside

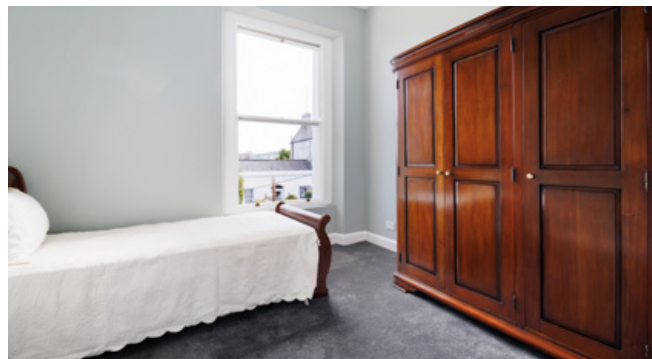
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BER Information

BER: D2. BER No: 115536419. EPI: 297.67 kWh/m²/yr.

Eircode

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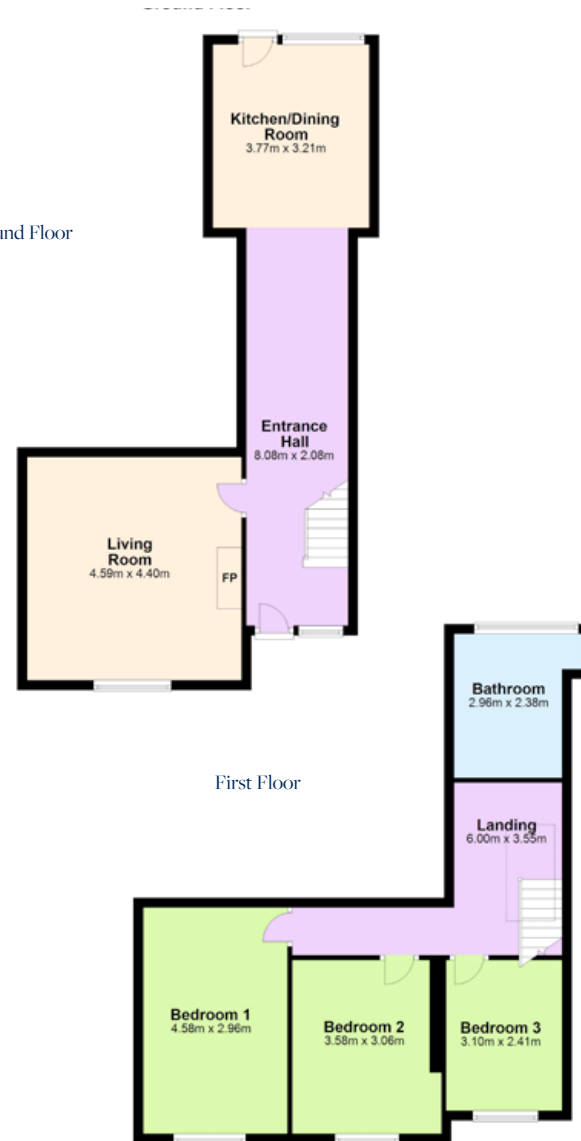
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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