



1 Coldwell Street  
Glasthule, Co. Dublin

Lisney | Sotheby's  
INTERNATIONAL REALTY





## 1 Coldwell Street, Glashule, Co. Dublin

### Features

- Charming end of terrace artisan cottage dating from the late 1800s
- Light filled accommodation extending to approximately 36sq.m (388sq.ft)
- Retains many original features including high ceilings and a cast iron fireplace
- Ample on street parking to the front
- With architect's plans by ARGO Development Studio to extend, creating a two-bedroom cottage of approximately 56sqm.
- Gas Fired Central Heating
- Within striking distance of Glashule Village and seafront
- Excellent public transport links including the DART at Sandycove & Glashule and a regular bus route
- Wonderful array of amenities on your doorstep including Sandycove seafront, the Forty Foot and Dun Laoghaire piers

Number 1 Coldwell Street is a charming end of terrace artisan cottage dating from the 1890's. While the property needs upgrading, it presents a wonderful opportunity for new owners to put their own stamp on it. This bijou home is in the heart of Glashule, one of South County Dublin's most popular and sought-after coastal suburbs.

To the front of the property there is ample on street parking, and you are eligible for on street parking permits for both residents and visitors from Dun Laoghaire Rathdown County Council. Internally the accommodation comprises of a welcoming open plan living room/bedroom with a feature original cast iron open fireplace, with a pleasant outlook onto Coldwell Street. A spiral staircase leads up to a mezzanine/loft area and at the rear of the property there is a functional galley kitchen with a shower room off it. To the rear of the property there is a south facing courtyard which is the perfect spot for al fresco dining. Number 1 has architect's plans by ARGO Development Studio to extend the property, creating a two-bedroom home of approximately 56sq.m.

The location of this property needs little introduction. It offers easy access to the Sandycove & Glashule, as well as the Glenageary DART stations, along with numerous regular bus services. Located beside Glashule village and within walking distance of Sandycove and Dalkey, which boast a wealth of amenities including top class restaurants, bistros, pubs, specialist, and boutique shops. Also nearby is the famous Forty Foot bathing club at Sandycove Harbour, the tranquil walks over Killiney and Dalkey hills, tennis, golf, football, and GAA clubs. Hudson Road Park around the corner has recently been upgraded by Dun Laoghaire Rathdown and is an excellent amenity to have on one's doorstep as is the seafront and The People's Park. The four yacht clubs and extensive marina will be of major interest to the marine and sailing enthusiast. It is now easily accessible by foot or by the recently constructed cycle track connecting Sandycove with Blackrock. The location, convenience and desirability of this house cannot be overstated.



## Accommodation

**Living/Dining/Bedroom:** 4.90m x 5.90m (16'1" x 19'4") with timber laminate effect flooring throughout, window to the front, original cast iron open fireplace with tiled hearth, cupboard housing the hot water cylinder and a spiral staircase leading to

**Loft Mezzanine:** 3.20m x 2.70m (10'6" x 8'10") with recessed lighting, solid timber floor, cupboard housing the water tank, and two Velux skylights above

**Galley Kitchen:** 3.30m x 2.20m (10'10" x 7'3") with timber effect laminate flooring, fitted with a range of presses, space for fridge, free standing Flavel oven with four ring gas hob over, Vokera gas fired central heating boiler, stainless steel sink and drainer, plumbed for washing machine, window overlooking the rear courtyard and door to

**Shower Room:** with tiled floor, partially tiled walls, wc, wash hand basin, shower with a Triton electric shower unit and frosted window overlooking the courtyard

**Courtyard:** 4.10m x 1.60m (13'5" x 5'3") paved

**Outside:** There is on street parking to the front of the property and to the rear of the house there is a suntrap south facing courtyard which is the perfect spot for al fresco dining.

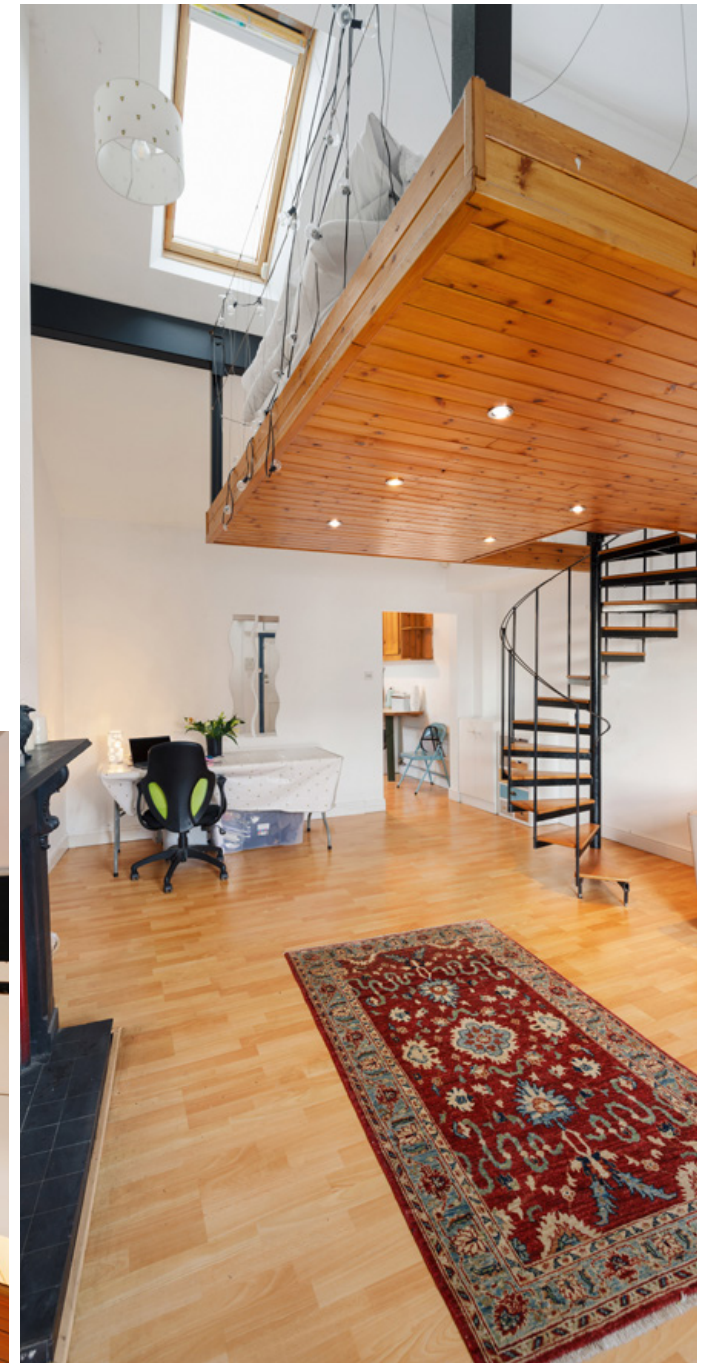
## BER Information

BER: G. BER No: 113653067

EPI: 621.5 kWh/m<sup>2</sup>/yr.

## Eircode

A96 KV04





## 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

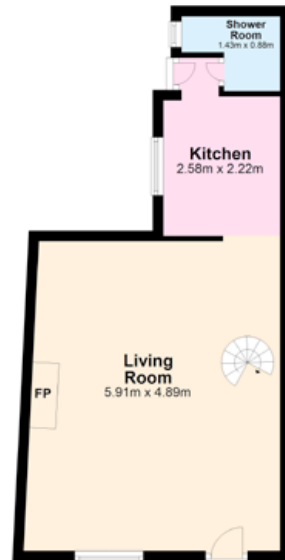
55 South Mall,  
Cork, T12 RR44  
T: (021) 427 8500



lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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.

