



BER EXEMPT

Rembrandt House

1 Longford Terrace, Monkstown, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



Rembrandt House, 1 Longford Terrace, Monkstown, Co. Dublin

Features

- Magnificent Victorian Residence enjoying spectacular views over Dublin Bay to Howth
- Off street car parking
- Conveniently located in the heart of Monkstown Village
- Close proximity to the DART and numerous bus services
- Gas fired central heating
- Floor area of approximately 410sq.m (4,413 sq.ft)
- Large office basement with full planning to return to residential use
- Delightful south facing rear garden

Rembrandt House comprises a magnificent three storey over basement Victorian property, superbly positioned at the end of this prominent terrace set in the ever-popular Monkstown and benefiting from breath-taking uninterrupted sea views over Dublin Bay and out to Howth. 1 Longford Terrace also boasts the preferred southerly aspect to the rear. It is evident on crossing the threshold that the property has not only been extremely well maintained but indeed has been continuously upgraded in recent years and it now effortlessly combines grace and charm. There are a host of period features intact across this substantial family home of approx. 410 sqm/ 4,413 sqft including very impressive original fireplaces, stunning ceiling coving and cornicing.

The accommodation briefly comprises a welcoming entrance hallway with cloak room and door to the garden. To the front there is a large living room overlooking Dublin Bay with feature marble fireplace and double doors to the magnificent kitchen. The first floor return includes a bathroom while on the first floor is a drawing room with spectacular views out towards Howth. There is a large double bedroom on this level also. The second floor return houses a shower room and the second floor contains two more generous double bedrooms. The main bedroom mirrors the size of the two living rooms and also boasts uninterrupted sea views. The top floor return contains a further bathroom.

The basement of Rembrandt House has been extensively extended to create a large open plan commercial office space which provides a great opportunity for a purchaser to run a business from or convert back into residential use. The basement boasts its own door access from the front but is also accessed from the rear.

The front garden is bordered by mature laurel hedges and provides parking for at least two cars. The rear is a private south facing garden with gated rear access.

The location is second to none being within a short stroll from Monkstown village with its wide array of boutique style shops, excellent restaurants, cafes and bars. Blackrock town centre as well as Dun Laoghaire are also available close at hand with a whole host of further amenities. The seafront and Monkstown/Salthill Dart station are all literally within a stone's throw. There is an excellent choice of renowned primary and secondary schools close by and superb recreational and leisure facilities not least the four yacht clubs and extensive marina at Dun Laoghaire harbour and with its two piers that will be of interest to the marine and sailing enthusiast. One literally has to only cross the street to the bathing place by the Martello tower at Seapoint. The one way traffic system on the seafront makes for a wonderful quiet and peaceful vista with cyclists pedalling by and hardy swimmers making their way to and from Seapoint.





Accommodation

Entrance Hallway: 2.74m x 6.76 (9' x 6.76) With tiled floors, ornate cornicing and centre rose, alarm panel and panelled walls

Living Room: 4.85m x 7.48m (15'11" x 24'6") with very fine sliding sash picture windows overlooking the bay, parquet timber flooring, wall panelling, ornate cornicing, centre rose and feature marble open fireplace with marble surround and reeded brass inset

Kitchen: 5.16m x 4.99m (16'11" x 16'4") hand painted fitted kitchen with parquet timber flooring, extensive range of wall and floor units with marble countertop, centre rose, ornate cornicing, integrated dishwasher, Aga, American style fridge/Freezer, larder and double doors to rear garden.

Return: With door to rear garden and door to cloakroom

First floor return

Bathroom: With tiled floor, w.c and whb

First Floor

Drawing Room: 7.68m x 4.88m (25'2" x 16') magnificent dual aspect room with stunning sea views, marble open fireplace with

marble surround, slate hearth, centre rose, ornate cornicing and panelled walls

Bedroom 1: 5.15m x 4.6m (16'11" x 15'1") With very fine period marble open fireplace with marble surround and window overlooking the rear.

Second floor return

Shower Room; comprises w.c, whb and shower unit with rainfall shower head, sliding sash window to the rear, tiled walls and tiled floors.

Second Floor

Main Bedroom: 7.6m x 4.9m (24'11" x 16'1") very fine dual aspect room with stunning sea views and feature fireplace with marble surround, ornate cornicing and centre rose,

Bedroom 3: 5.12m x 4.16m (16'10" x 13'8") With a range of built in wardrobes, cast iron fireplace, ornate cornicing, centre rose and overlooking the rear

Bathroom: large bathroom with step in shower with rainfall head, w.c, whb, bath with shower attachment, tiled floors and tiled walls

Garden: To the rear the South facing garden is mainly laid out in patio with pebbled area and gated rear access.

Front: To the front of the property there is off street car parking for two cars with pebble driveway with cast iron railings and bordered by hedging.

Basement Level: Currently used as an office although there is full planning permission to return to residential use.

Office Room: 7.4m x 4.86m (24'3" x 15'11")

Bathroom: 3.5m x 1.26m (11'6" x 4'2") With whb and w.c

Office Room: 5.0m x 5.9m (16'5" x 19'4")

Office Room: 5.3m x 10.4m (17'5" x 34'1")

BER Information

BER: Exempt

Eircode

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FLOOR PLANS Not to scale - for identification purpose only.

Basement



Ground Floor



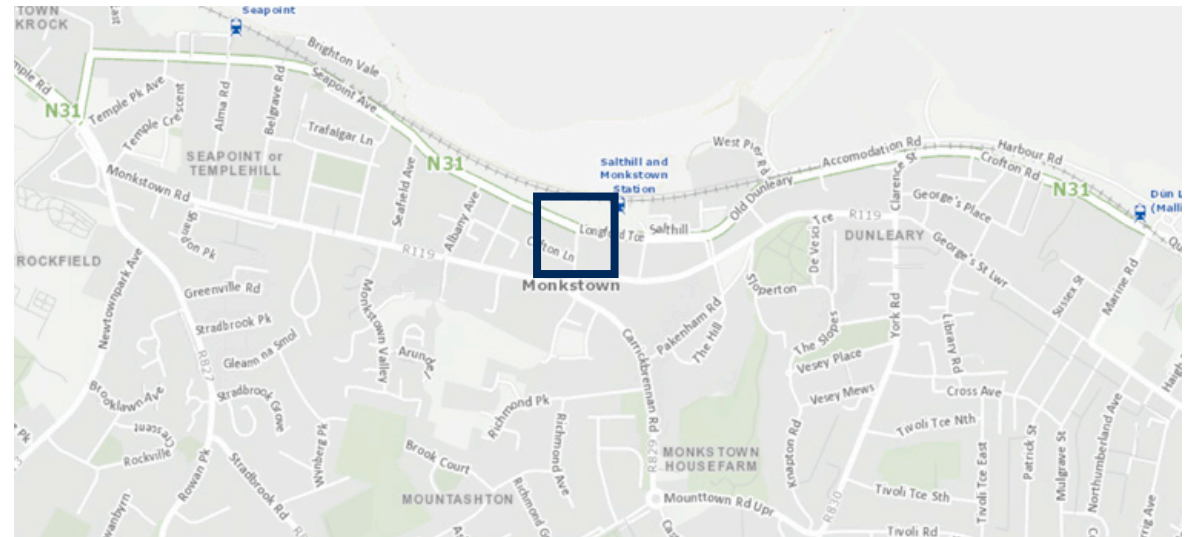
First Floor



Second Floor



Third Floor



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