

BER A2



48 Roseland Avenue

Cualanor, Dun Laoghaire, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



48 Roseland Avenue, Cualanor, Dun Laoghaire, Co. Dublin

Features

- Excellent quality kitchen and bathrooms
- Five double bedrooms
- A-Rated gas condensing boiler central heating system
- Indoor air circulation system and humidity control
- High quality double glazed PVC windows
- South facing rear garden of approx. 11.1m (36ft) in length
- Cosgrave built, completed in 2016
- Located just off the Upper Glenageary Road
- Sustainable Living with an A2 BER Rating
- PV solar roof panel
- EV charging point
- Two private parking spaces to front
- Virgin Media ultra-fast broadband
- Velux safety locks and blackout blinds installed
- Annual service charge of €557.19 which includes bins, estate and green area management and 24 hour on site security guard

Welcome to the epitome of modern living at 48 Roseland Avenue, a stunning 5-bedroom terraced family home meticulously built by renowned Cosgrave Developers. Boasting a contemporary design, spacious interiors, and energy-efficient features, this residence stands out as a true gem in the Cualanor community. This 7-year-old property is a testament to thoughtful design, with approximately 205sq.m (2,206sq.ft) of modern, contemporary living space. The layout maximizes every inch, providing well-proportioned rooms and high ceilings that create an inviting and airy ambiance. Built in 2016, the home boasts an impressive A2 energy rating, ensuring both environmental sustainability and cost-effectiveness.

The ground floor features a gracious hallway, a guest WC, a spacious lounge, and an open-plan kitchen/dining room with a convenient utility area. Double doors lead to a south facing landscaped rear garden, providing a private oasis for outdoor enjoyment.

The first floor houses a beautiful sitting room at the front, two well-appointed double bedrooms, a bathroom, and a hot press. On the second floor, discover three additional double bedrooms and another bathroom. The master bedroom includes an en-suite and a separate walk-in wardrobe for added luxury. The property offers a sizable attic space accessible via a loft hatch.

Benefit from the convenience of two dedicated car spaces at the front of the property, ensuring hassle-free parking for you and your guests with an EV charging point already in place. Nestled in the beautifully landscaped Cualanor Development, residents enjoy access to a charming playground, perfect for families with young children.

48 Roseland Avenue is accessed directly from Upper Glenageary Road and is particularly well located within the development being at the closest point to Dun Laoghaire with a walk through onto Tivoli Road via Eglington Park beside the property. Residents can therefore benefit from easy access to all the great amenities of Dun Laoghaire town centre, Monkstown Village and the waterfront; charming cafes, restaurants, shops, boutiques and salons of Dun Laoghaire and Monkstown. Across from the entrance to Cualanor are the excellent conveniences at Parke Pointe which include Tesco Express, Boots & Costa Coffee to name just a few. There are excellent local schools as well as an abundance of sports and leisure activities, including Dun Laoghaire Bowling Club which the property looks onto, Monkstown Tennis Club is a short walk as is the seafront with its cycle track connecting Sandycove Point with Blackrock village and outstanding coastal walks. The four Yacht Clubs and extensive marina at Dun Laoghaire Harbour with its two Piers will be of major interest to the marine and sailing enthusiast. Excellent Bus and DART rail services provide easy options for getting around with all of South Dublin and the city centre close at hand. There is also excellent access to the N11 and M50 ensuring ease of access locally and nationally, with Dublin airport only a 30 minute drive away.





Accommodation

Reception Hall: 6.3m x 1.75m (20'8" x 5'9") with recessed lighting, timber effect flooring, water/heating controls and fuse board

Downstairs W.C.: with w.c., pedestal wash hand basin, part tiled walls, fully tiled floor, fitted mirror and extractor

Living Room: 3.5m x 4.5m (11'6" x 14'9") to the front with timber effect floor, attractive walnut panelled wall with recessed lighting and LED lighting above and shutters on windows

Kitchen/Dining Room: 6m x 5.4m (19'8" x 17'9") with recessed lighting, double folding double glazed French doors opening out to the south facing rear garden, timber effect flooring, hand painted Shaker style units with centre island unit with pull out bin, integrated Zanussi dishwasher, Zanussi double oven with Zanussi integrated microwave over, pantry, Electrolux integrated larder fridge & larder freezer, Zanussi five ring gas hob with Teka extractor over, polished granite worktops, upstands, one and a half bowl stainless steel sink unit and door to

Utility Room: 2.6m x 1.6m (8'6" x 5'3") with plumbing for washing machine and tumble dryer, stainless steel sink unit, fitted shelving, understairs storage, digital heating controls, LED recessed lighting and tiled floor

First Floor Landing: 3.2m x 2.1m (10'6" x 6'11") with door to walk in shelved hot press with Vent Axia and dual water cylinder and access to the solar panels

Bedroom 1: 2.5m x 6.4m (8'2" x 21') with a range of built in wardrobes and window looking rear

Bedroom 2: 5.5m x 2.8m (18'1" x 9'2") with a very good range of built in wardrobes and picture window overlooking rear

Bathroom: with bath with shower attachment, chrome heated towel rail, wash hand basin set into vanity unit with drawers

under, w.c., step in tiled power shower with oversized tray and monsoon head with auxiliary hose, shaving socket and light

Sitting Room: 4.3m x 5.4m (14'1" x 17'9") with recessed lighting, windows overlooking the bowling clubhouse and green, shutters intact and television point

Second Floor Landing

Bedroom 4: 2.8m x 6.6m (9'2" x 21'8") with built in wardrobes and Velux skylights

Bedroom 5: 2.5m x 5.5m (8'2" x 18'1") with built in wardrobes

Shower Room: with step in tiled power shower, chrome heated towel rail, w.c., wash hand basin set into vanity unit with drawers under, shaving socket and light, fitted mirror, part tiled walls and fully tiled floor

Master Suite: 5.4m x 5.3m (17'9" x 17'5") with recessed lighting, attractive outlook overlooking Dun Laoghaire Bowling clubhouse & green and shutters on the windows

En Suite Bathroom: with underfloor heating, bath with shower attachment, w.c., wash hand basin set into vanity unit with drawers under, fitted mirror over, large step in tiled power shower with monsoon head and auxiliary hose, oversized tray, underfloor heating, heated towel rail, shaving socket & light

Walk In Dressing Room: with box shelving, excellent hanging space, chest of drawers and strip lighting

Outside: To the rear is a south facing garden set out in patio with artificial grass, Barna shed and garden store, and measures approximately 11.1m (36ft) in length .

BER Information

BER: A2. BER No: 109105700.

EPI: 40.84 kWh/m²/yr.

Eircode

A96 N6Y9





FLOOR PLANS Not to scale - for identification purpose only.

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

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

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

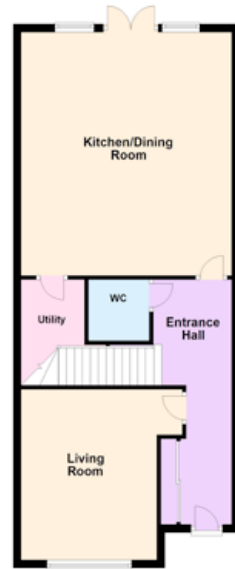
St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
T: 01 638 2700

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



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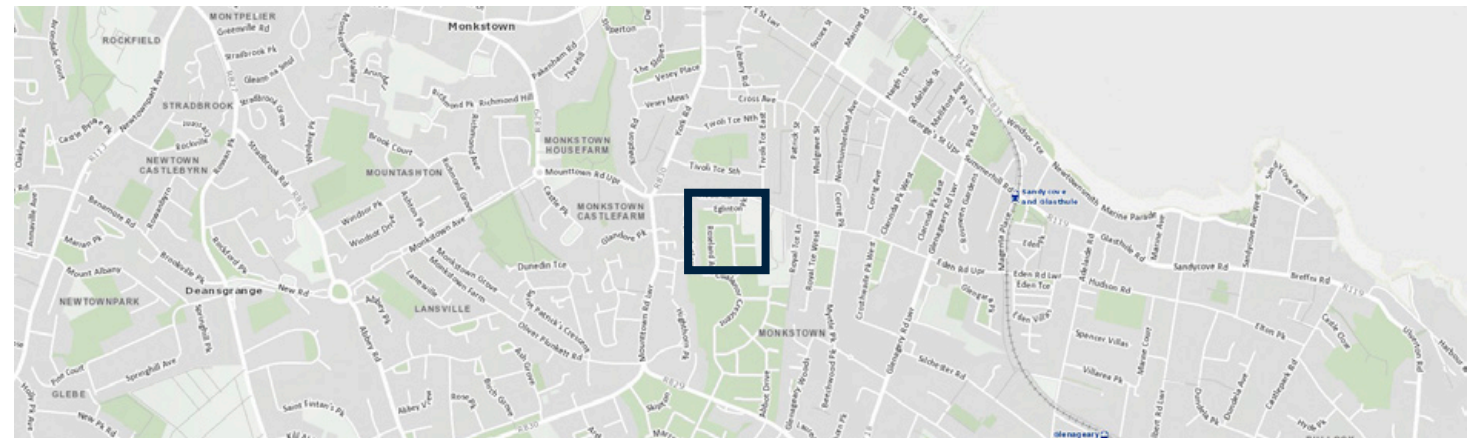
Ground Floor



First Floor



Second Floor



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