

BER C2



Seafield House

8 Burdett Avenue, Sandycove, Co. Dublin

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INTERNATIONAL REALTY

Seafield House, 8 Burdett Avenue, Sandycove, Co. Dublin

Features

- Prestigious, highly sought after residential coastal address
- Highly desirable location within walking distance of Sandycove, Dalkey & Glasthule
- Feature glazed two storey return flooding the house with natural light
- Beautifully landscaped low maintenance garden set out in natural stone patio & artificial grass
- Pedestrian access to the lane to the rear
- Generously proportioned family home of approximately 310.3 sq.m (3,340 sq.ft)
- Secure parking to the front for 2 cars to the front with a provision to create a third
- Digital security alarm
- Gas Fired Central Heating
- Generously proportioned reception rooms and bedrooms
- Ancillary own door guest accommodation
- A short stroll from Glenageary & Sandycove/Glasthule DART stations
- Close to excellent schools including Rathdown Co-Ed, Castle Park, The Harold & Loreto Abbey Dalkey
- Easy access to the arterial road networks including N11 and M50
- Period features of the Victorian era intact and well maintained throughout
- Original sliding sash windows and wide plank solid floor boards
- Breathtaking sea views throughout







Seafield House is a stunning mid-terrace Victorian period residence, boasting five bedrooms and a wealth of charming features that is positioned on Burdett Avenue one of the premier roads in Sandycove. This property offers a perfect blend of traditional character and modern living, with an array of excellent amenities nearby and breathtaking sea views. Renovated to exacting standards in 2009/2010, Seafield House exudes timeless elegance and impeccable craftsmanship, blending contemporary modern living with the stunning period features of the Victorian era. The property is presented in excellent decorative order, ensuring a turnkey experience for any discerning purchaser.

As you first approach Seafield House, you are greeted by a double fronted, two storey over basement level period residence with impressive granite steps leading up the front door and valuable off street parking for two cars with a provision to create a third. The spacious reception hall boasts an abundance of natural light, thanks to an inspired two storey return of glass at the rear returns. Interconnecting rooms on either side of the hall, include a contemporary minimalist design kitchen and family room which is equipped with high-quality appliances and ample storage space with double folding French doors opening into the rear garden. On the other side of the hall are two further reception rooms, a formal dining room and drawing room both with generous proportions and exceptionally bright. The lower ground level hosts a double bedroom, cloakroom, bathroom, and a generous living room, perfect for relaxation or entertaining. From the living room a door opens to a utility room and in turn to a self-contained two storey unit with its own hall door to the front, a kitchen/ living area and a double bedroom complete with a shower room upstairs.

Upstairs in the main house, there are two generous double bedrooms, a family bathroom, and a magnificent main bedroom (which was originally two rooms) offering breathtaking panoramic

views over Dun Laoghaire Harbour, Scotsman's Bay, Howth and Sandycove Point from the tri-aspect multipaned sash windows. This room has to be really seen to appreciate the stunning views that it enjoys from all the windows.

The property benefits from a well-maintained garden, providing the perfect setting for outdoor activities and al fresco dining. For added convenience, off-street parking is available, ensuring hassle-free parking in a notoriously problematic parking area. The generous natural stone patio and artificial grass area require minimal maintenance, allowing you to spend more time soaking in the coastal ambiance. A pedestrian gate provides convenient access to the rear lane, adding to the property's practicality and charm.

Seafield House enjoys a privileged location surrounded by exceptional facilities and amenities. Dalkey Town Centre, Sandycove/Glasthule, and Dun Laoghaire Town Centre are just moments away, offering an abundance of shops, restaurants, and cultural attractions. Explore the nearby Sandycove Harbour, the iconic Forty Foot Bathing Club, and the scenic cycle track linking Sandycove to Blackrock. With easy access to primary and secondary schools, bus routes, and the DART service, Seafield House ensures convenience and connectivity for all residents. Embrace an active lifestyle with access to a myriad of recreational and leisure facilities. From the renowned Sandycove Lawn Tennis Club to Cuala GAA & Dalkey United, there's something for everyone. Enjoy leisurely strolls along the seafront or explore the picturesque east and west piers at Dun Laoghaire Harbour. The four yacht clubs and an extensive marina at Dun Laoghaire Harbour with its two Piers, make Seafield House a haven for the marine and sailing enthusiasts.







Accommodation

Hall Level: 5.6m x 1.55m (18'4" x 5'1") with wide plank light oak solid timber floor, built in timber feature alcoves, Hive control, fanlight over the hall door and door to

Kitchen/Family Room: 8.05m x 3.5m (26'5" x 11'6") with wide plank limed oak flooring throughout, front room with picture rail, ceiling coving, window seat with storage under, chest of drawers either side, multi-paned sliding sash window with shutters intact looking front, kitchen with Hive heating control point, matt white stream lined kitchen either side of the room consisting of cupboards, drawers, saucepan drawers, larder Liebherr fridge, larder Liebherr freezer, Siemens stainless steel oven with Siemens fitted integrated microwave over, Siemens integrated dishwasher, pull out bin, double folding hardwood double glazed doors open out into the rear steps with shutters intact, recessed lighting, Siemens five ring induction hob with extractor over, and natural stone worktop

Dining Room: 4m x 4.3m (13'1" x 14'1") with original floorboards, a very fine painted marble fireplace with pattern tiled inset, open fire and tiled hearth, large sliding sash multi-paned window looking out front with shutters intact, ceiling coving, Hive heating control, and opening through to the

Drawing Room: 4.3m x 4m (14'1" x 13'1") with a raised gas timber effect fireplace with glazed front with storage drawers under, picture rail, ceiling coving, sliding sash multi-paned window overlooking the rear with shutters intact, and matching floor to the dining room

Hall Return: 2.2m x 2.2m (7'3" x 7'3") with steel frame stairwell with ash cladding, sliding ceiling to floor double glazed patio door, Hive heating control point, and very attractive view out to sea and over the rear garden

First Floor Return: 2.2m x 2.2m (7'3" x 7'3") with wide plank limed oak floor, stunning views out to sea over to Howth, and opaque glass to rear with reading area

First Floor: with matching wide plank limed timber oak floor and hatch to attic space

Bedroom 2: 4m x 4.2m (13'1" x 13'9") with vaulted ceiling, coving, and multi-paned sliding sash window looking rear with shutters intact

Bedroom 3: 4m x 4.35m (13'1" x 14'3") with vaulted ceiling, ceiling coving, multi-paned sliding sash window with shutters intact with stunning views out over Newtownsmith, the church steeples, Scotsman's Bay and the East Pier across to the Pigeon House chimneys, and a range of built in fitted wardrobes

Family Bathroom: 2.6m x 2.4m (8'6" x 7'10") with tiled floor, large bath with tiled panel to the side and shower with monsoon raindrop head and auxiliary hose, wall mounted w.c. with tiling behind and frosted medicine cabinet above, recessed LED lighting, his & hers wash hand basin set into vanity unit with large fitted mirror over, tall radiator, multi-paned sliding sash window to the front with shutters intact

Master Bedroom: 8m x 3.35m (26'3" x 11') tri-aspect with sliding sash multi-paned windows looking out front over Burdett Avenue across to Howth taking in the East Pier and straight across to Sandycove Point and Howth, all the shutters are intact, a range of built in wardrobes, Hive heating controls, ceiling coving, vaulted ceiling giving great height and two tall radiators either end of the room

Downstairs Lobby: with multi-paned door opening out front and under step storage

Downstairs Hall: 7.6m x 1.5m (24'11" x 4'11") with understairs storage, built in press units and opening to

Bedroom 4: 3.5m x 3m (11'6" x 9'10") with mesh fronted book shelving, and multi-paned sliding sash window with shutters intact facing front

Cloakroom: 3.85m x 1.05m (12'8" x 3'5")

Bathroom: 3.5m x 3m (11'6" x 9'10") with tiled floor, part

mosaic tiled walls, step in power shower with monsoon head and auxiliary hose with mosaic tiling, fitted bath with mirror over, wall mounted w.c. with shelving over, boiler room housing two gas fired central heating boilers and one factory lagged water cylinder (300L), multi-paned double glazed hardwood door opening out to the rear with half window, tall heated towel rail, and fitted mirror over the wash hand basin

Living Room: 7.8m x 4.1m (25'7" x 13'5") with built in book shelving, raised gas fired log effect fire, double folding multi-paned French doors opening out to the rear, door out to the hall in two sections, Hive heating control system, shutters intact and multi-paned sliding sash window to the front

Utility Room: 2.5m x 1.9m (8'2" x 6'3") with worktop, cupboards, plumbed for washing machine & tumble dryer, timber effect floor, recessed lighting and frosted double glazed door opening out to the back garden

Annex: with hall door opening to the front

Sitting Room/Kitchenette: 6.5m x 2.5m (21'4" x 8'2") overall with single drainer stainless steel sink unit, storage press, recessed LED lighting, multi-paned door opening out to the front, spiral cast iron staircase leading up to the

Bedroom 5: 2.5m x 8.2m (8'2" x 26'11") overall with timber effect floor, recessed lighting, Velux skylight, sliding door opening into the

Shower Room: with step in tiled Triton electric wall mounted shower, oversized tray, w.c., wash hand basin set into vanity unit with cupboard under, heated towel rail, tiled floor and extractor

BER Information

BER: C2. BER No: 117224162.

EPI: 179 kWh/m²/yr.

Eircode

A96 CD59







Outside

the rear garden is well walled with natural cut granite stone, is laid out in natural stone patio and artificial grass, bordered by flower beds with a pedestrian gate onto the rear lane and steps up to the kitchen







FLOOR PLANS Not to scale - for identification purpose only.

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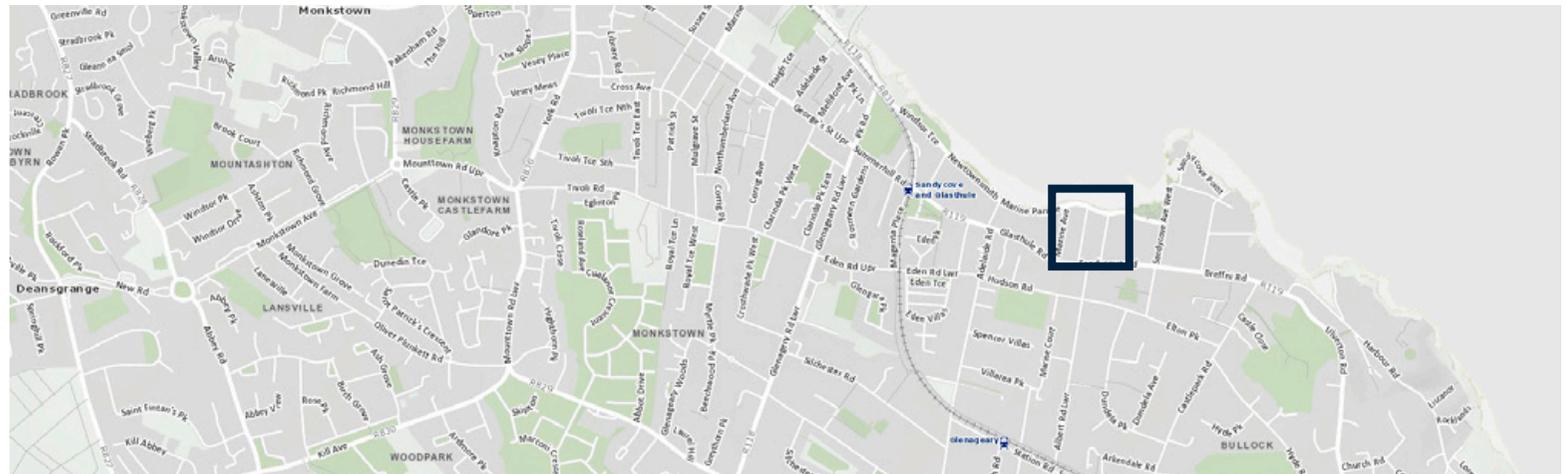
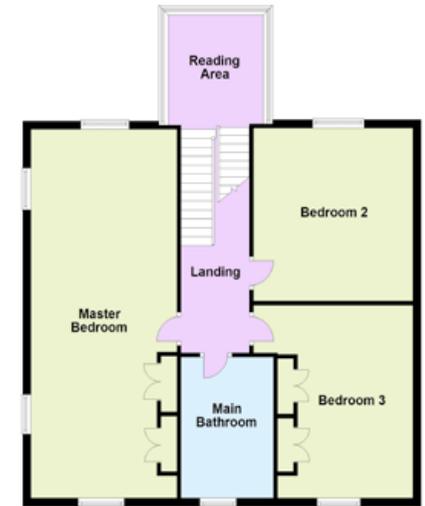
Ground Floor



First Floor



Second Floor



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