

BER EXEMPT



46 Belgrave Square West
Monkstown, Co. Dublin

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INTERNATIONAL REALTY



46 Belgrave Square West, Monkstown, Co. Dublin

Features

- A magnificent end of terrace Victorian residence in the heart of Monkstown
- Ideally refurbishment opportunity to create a wonderful family home
- Off street car parking to the front and side West facing garden
- Well laid out accommodation of approx. 450 sqm (4,843 sqft)
- Short walk to the DART and swimming at Seapoint
- Pleasant views over the private square only for residents
- Numerous period details intact to include cornice work and ornate centre roses
- Regular bus service on Monkstown Road and short walk to the DART
- Close to both Monkstown village and Blackrock

46 Belgrave Square West comprises a magnificent end of terrace Victorian residence in this highly convenient location in the heart of Monkstown enjoying off street car parking and a secluded west facing garden. The property is currently laid out over four floors and although has been well maintained over the years, it now offers a wonderful opportunity to create a family home of true distinction in such a choice location. A flight of granite steps leads to the reception hall with many period details intact to include cornice work and ornate centre roses. The property boasts very fine reception rooms with high ceilings and a pleasant outlook over the communal square. Upstairs there are numerous spacious bedrooms and bathrooms. There is high potential to create a 5 bedroom family home within a stone's throw of both Monkstown and the seafront.

A particular feature of the property is the west facing garden along with a front driveway providing ample off street parking. Belgrave Square also has the added bonus of having a private garden to the front that is only accessed by residents on the square.

Belgrave Square is a highly convenient location only a few minutes' walk from the bustling village of Monkstown with its wide selection of local and boutique shops, cafes, pubs and restaurants. There is more extensive shopping available in Blackrock, just a short commute away. Primary and Secondary schools are in abundance, with Scoil Lorcaín resting on one side of the square. There are also many recreational and leisure activities and sporting venues such as rugby, hockey and tennis with Monkstown and Blackrock (Green Road) Tennis Clubs only a short drive away. The four yacht clubs and extensive marina at Dun Laoghaire Harbour, along with its two piers will be of major interest to sailing enthusiasts. Easy access to the new coastal cycle route towards either Dun Laoghaire or Howth provides ample opportunity for scenic cycles. Being within metres of the seafront there are also lovely tranquil scenic walks in the immediate area, and Seapoint is in walking distance, ideal for a lunchtime dip in the Irish Sea.

This is a highly desirable and convenient location that is perfect for easy family living. A regular bus service and both Salthill/Monkstown and Seapoint DART stations only a few minutes' walk away, make commuting to schools and the city centre exceptionally easy.





Accommodation

Porched Entrance 1.85m x 1.2m (6'1" x 3'11") with hall door opening in, period tiled floor, ceiling coving and double folding glazed doors open into the

Reception Hall 1.9m x 9.4m (6'3" x 30'10") with ceiling coving, arch to inner hall, further ceiling coving and door to the

Drawing Room 6.3m x 4.85m (20'8" x 15'11") (floor to ceiling height 3.74m), with bay window with three sliding sash windows with shutters intact overlooking the front square, timber floors underneath the carpet, very fine marble fireplace with patterned cast iron arched inset, open fire and stone hearth, picture rail, intercom to hall door, and door to

Rear Room/Dining Room 5.9m x 4.55m (19'4" x 14'11") with the same ceiling height, ceiling coving, ceiling rose, marble fireplace with cast iron arched inset and open fire, sliding sash window overlooking the rear, hatch to storage, fuse board, shelved hot press, rear stairwell leading down to the garden level and

Shower Room with step in tiled Triton shower, w.c., wash hand basin and timber beamed ceiling

Hall Return

Unit 1 3.9m x 6.2m overall (12'10" x 20'4" overall) with entrance lobby & shower, fireplace with painted cast iron inset, Gloworm gas fired central heating boiler (relatively new), fuse board, built in wardrobe, and understairs storage area with telephone point

First Return

Unit 2 3.9m x 6.2m (12'10" x 20'4") with entrance lobby, shower room, corner wash hand basin, hot press, window looking to the side with sea glimpses, open fireplace with cast iron inset and wardrobe

First Floor

Landing 2.2m x 3.5m (7'3" x 11'6")

Unit 3 5.85m x 5m (19'2" x 16'5") incorporating entrance lobby, hot press, shower room and painted fireplace with cast iron inset and picture window looking out west

Room off Landing 1.85m x 3.3m (6'1" x 10'10")

Unit 4 6.45m x 4.95m (21'2" x 16'3") incorporating a kitchenette with twin sliding sash windows overlooking Belgrave Square & K.M's house :)

Second Return

Unit 5 same measurement as two below and same set up of room description with window to rear

Second Floor

Unit 6 6.05m x 5m (19'10" x 16'5") overall incorporating entrance lobby, shower room and the main room

Room off Landing 2m x 3.5m (6'7" x 11'6") with cracking view over the square and over to Dun Laoghaire and the West Pier

Unit 7 6.3m x 4.95m (20'8" x 16'3") overall incorporating the entrance lobby, kitchenette and main room with fireplace and dormer window overlooking Dun Laoghaire

Garden Level with storage area and glazed door opening into the

Internal Lobby 3.1m x 1.45m (10'2" x 4'9") coming in from the steps to the side with wrought iron locked gate with under steps storage and multi-paned hall door opening in

Inner Hall 2.35m x 3.2m (7'9" x 10'6") with cloak hanging cupboard and arch opening to a further inner lobby

Front Sitting Room 5m x 3.75m (16'5" x 12'4") with brick fireplace with stone hearth and solid fuel burning glazed stove to the front

Inner Lobby with hot press with cupboards over and fitted shelving, and door to a further

Inner Hall

Bathroom with fitted power shower, w.c., wash hand basin, bath, timber panelling and original stained glass

Bedroom 2.65m x 2.35m (8'8" x 7'9") with wardrobes, window into sunroom and door to

Rear Bedroom 3.8m x 3.95m (12'6" x 13') with window looking out over the rear garden

Kitchen/Breakfast/Living Room 3.75m x 3.5m (12'4" x 11'6") with glazed door opening in, solid oak floor, Stanley cooker, space for free standing cooker, cloak hanging area to the side, television point, kitchen is fitted with press units, drawers, worktops, single drainer stainless steel sink unit, tiled splashback, slim line Bosch dishwasher, Beko fridge, and glazed door opens to the

Rear Sunroom 3.85m x 2.6m (12'8" x 8'6") with tiled floor, timber panelled ceiling with Velux skylight and glazed walls looking over the rear

Outside there is out housing to the rear that will be taken down

BER Information

BER Exempt.

Eircode

A94 FT88



FLOOR PLANS Not to scale - for identification purpose only.

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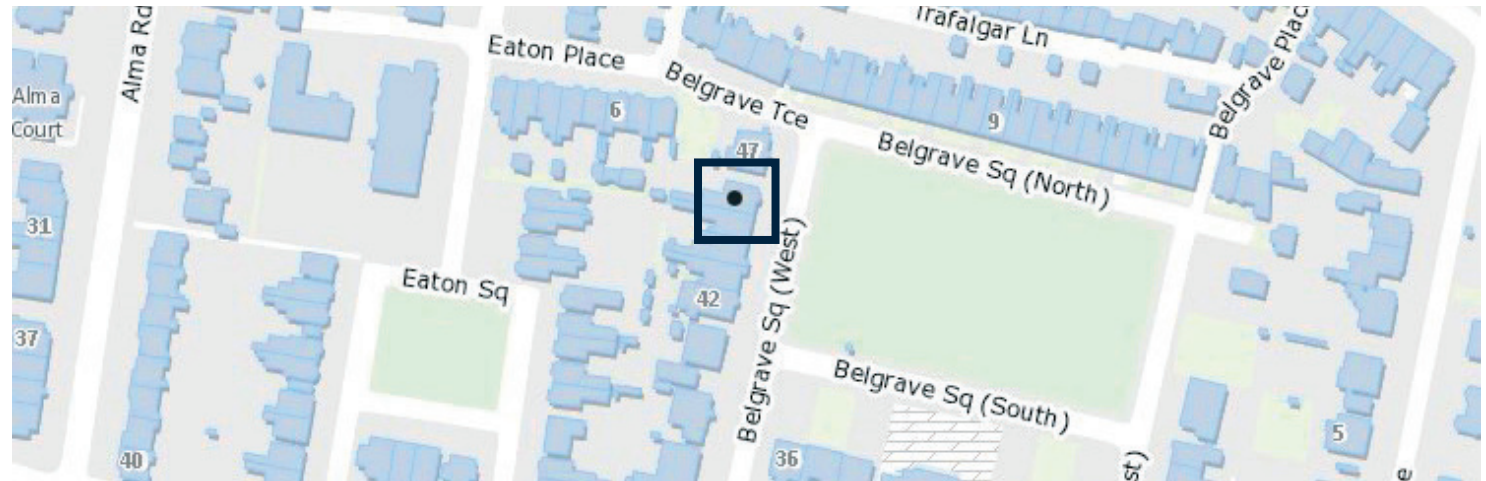
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