

4 BELGRAVE SQUARE NORTH



Monkstown, Co. Dublin

FOR SALE





4 BELGRAVE SQUARE NORTH

A wonderful Victorian home with high ceilings, classic ornate cornice plasterwork, oriel bay windows, marble and cast iron fireplaces throughout and magnificent views over Belgrave Square.

No 4 provides flexible living accommodation extending to approx. 321 sq. m / 3,457 sq. ft. arranged over three floors. The garden level, currently laid out as a self contained apartment could easily be reincorporated back into the main house but may suit a purchaser seeking a home that provides varied use such as a home with income, a granny flat, teen accommodation or home office.





ACCOMMODATION



A wrought iron pedestrian gate opens onto a granite pathway with steps up to the front door which opens into the bright and spacious entrance hall. The elegant drawing room with oriel bay window overlooks the front of the house directly into the gardens providing a tranquil setting. This gracious room has the benefit of an ornate ceiling rose, cornicing and a beautiful black marble fireplace with cast iron inset and tiled hearth. Also off the entrance hall is the dining room with ceiling rose, cornicing and white marble fireplace with cast iron inset. Many residents have incorporated these two rooms into one large kitchen/dining area.

On the rear return, there is a guest wc with original Deluge toilet and the kitchen. The kitchen is fitted with wall and floor mounted units and a Fisher Paykel stainless steel range cooker. French doors open to a staircase leading down to the rear garden.





ACCOMMODATION

At first floor return, there is a large master bathroom which could be converted to a bedroom with en-suite. At first level we arrive at what is surely the pièce de résistance of this elegant home, spanning the width of the property and encompassing panoramic views of Belgrave Square. This superb room could be used as the principal reception room or the main bedroom. The detailed cornice plasterwork is simply breathtaking and combines with its South orientation to make this a truly majestic room. Behind this room, overlooking the rear garden, is a double bedroom with built-in wardrobes and marble fireplace. Located on the second floor return is the third bedroom to the rear of the property. This double bedroom with cast iron fireplace has the benefit of an en-suite shower room with a velux rooflight.

Access to the lower ground floor self contained three bedroom apartment is gained from the front of the property. The hallway is floored with attractive tiling and there is an under steps storage area. There are two good sized bedrooms located to the front of the property, there as well as is a large bathroom with a bath and separate shower., The living room has a lovely wood burning stove and opens onto the. The kitchen / breakfast room, which is fitted with modern cream wall and floor mounted units and a Fischer Paykel stainless steel range cooker. French double doors open to the garden. Off the kitchen is a utility area which also leads to a third bedroom and a shower room.



GARDENS & LOCATION

The walled rear garden is paved with raised shrub and flower beds and has a beautiful old miniature apple tree in the centre of the garden. At the end of the garden is a patio to enjoy late afternoon sunshine. There is pedestrian rear access onto Trafalgar Lane and there is planning precedent along the terrace for rear-entry parking. At the front of the house, the privately owned gardens of Belgrave Square are a wonderful amenity for residents and children to enjoy.

Belgrave Square North is conveniently located in the heart of Monkstown within a short stroll of the village itself, and within a short walk of Blackrock village. There is an abundance of amenities closeby to include bathing at Seapoint, coastal walks and a wide range of maritime amenities. The newly opened cycle route from Blackrock to the Forty Foot provides a scenic route along the coast.

There is a wide choice of both primary and secondary schools in the vicinity including Scoil Lorcain, Guardian Angels National School, Holly Park Boys & Girls National Schools, St Andrews College, Willow Park and Blackrock College. The area is serviced by excellent transport links with the No 7 & 7A bus routes running along Monkstown Road. The Dart at Seapoint Station is only a 5 minute walk away, providing rapid transport to and from the City Centre.



FEATURES

- Stunning original features throughout
- Sash windows restored, re-weighted and draft proofed
- Re-roofed, with maintenance work carried out in 2020
- GFCH - with a new Viessmann boiler installed in 2020
- Shared ownership of Belgrave Square
- Resident permit parking (potential for off st parking stpp)
- Rear pedestrian and bike access
- 5 minutes walk to the DART at Seapoint
- 4 minutes walk to Seapoint swimming area

 4  5  4





DETAILS

BER: Exempt

Approx. Size: 321 sq. m. / 3,457 sq. ft.

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



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