

ARDLEA

Elton Park, Sandycove, Co. Dublin

FOR SALE





ARDLEA

A truly unique and fine detached Edwardian 5 bedroom house dating from 1928 of approx. 388 sq. m / 4176 sq. ft. on approximately 0.3 acres and occupying a prime position on one of Sandycove's premier tree lined roads.

Ardlea has huge curb appeal accessed through dual electric gates discreetly positioned and well screened with railed period cast iron railings, mature specimen planting and trees, and the added benefit of a garage, with a cobble lock driveway and ample off street car parking. The property while maintaining many of its Edwardian features retains an inviting and warm family feel with many practical features that provide wonderful functionality. The current owners have meticulously maintained the property during their tenure.

Beautifully extended and thoughtfully refurbished in 2002-2003 in keeping with the original Edwardian style of the property include re-roofing, rewiring and re-plumbing, original mahogany staircase, parquet flooring and marble Victorian fireplace.





ACCOMMODATION



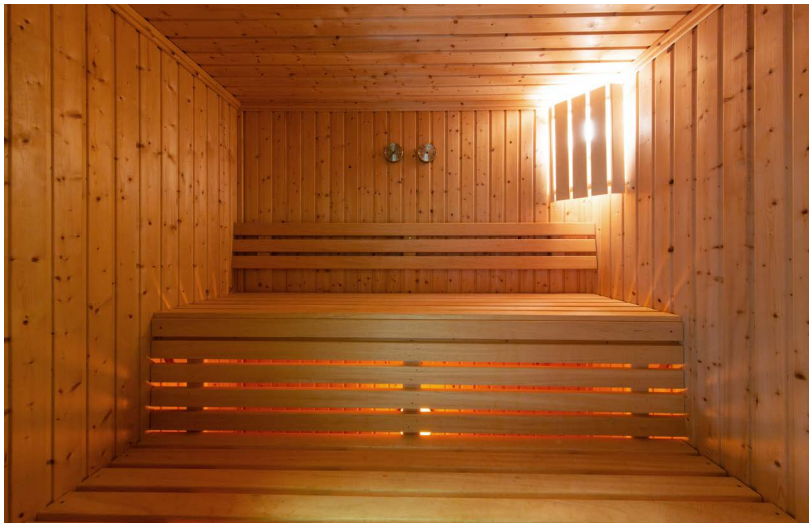
Ardlea welcomes you immediately on arrival with a glazed porch, original front door and stained glass panels, and a striking mosaic tiled floor. The entrance hall with its oak parquet flooring, painted wooden wall panelling has an impressive feature mahogany staircase rising to the first floor. There is a well-appointed guest cloakroom and WC and useful storage area. To the front of the house there is a formal drawing room and dining room, both have Junckers solid wood flooring running through to the library, ceiling roses incorporating Acanthus leaf and Foliath scroll details the drawing room has imposing marble fire surround. The dining room to the right of the hallway has a feature art deco pearlescent column tiled fireplace with gas insert, from here there is a dual aspect library room/study with feature fireplace which provides great home/ work space and with French doors to a pretty courtyard with private and peaceful seating area and access to rear garden.





ACCOMMODATION

One can also find a lobby area and second fully tiled guest toilet off the library room. There is a spacious and bright informal family room with the matching Junkers wood flooring, this room can be accessed from the Library area giving the house a great sense of the gracious flow from each of the interconnecting rooms. The heart of the house is the fabulous bespoke kitchen / breakfast room which has beautifully fitted hand crafted solid wood units in a country style, this exceptionally well equipped kitchen has granite stone counter tops, Aga, Neff appliances to include dual fuel electric and gas hob, oven and extractor fan, built in dishwasher, under mounted Franke double sink unit and Velux roof lights, underfloor tiled heated floor throughout the downstairs.



ACCOMMODATION

Off the kitchen is the spacious utility / laundry room, convenient with built in wall and floor units, granite countertops, built in large freezer and with access to the side passage and rear garden. Beside the kitchen / breakfast room is the large orangery overlooking the manicured lawns and patio area. Immediately impressed by the large galleried landing on the first floor return with its feature stained glass roof light, the first floor of the property comprises five bedrooms, three of which are ensuite. To the front the stunning main bedroom suite comprises a bedroom, separate dressing room and spacious en-suite, the second bedroom suite has walk in closet and a fabulous sun room/reading room overlooking the rear garden, the third bedroom has turret with original lead stained glass. On that return landing two further bedrooms, one with en-suite, a family bathroom and sauna room.



GROUNDS & LOCATION

The rear garden is a particular feature of the home with high degrees of privacy, herbaceous borders and mature trees and rich planting. There is a large patio area ideal for al fresco dining and a large level lawn, together with a purpose built dog run around the edge of the garden ideal for large active dogs. While the orientation is North/East the garden is bathed in sunlight in both the morning and the afternoon according to the season.

Ardlea is ideally located a short walk from the villages of Sandycove, Glasthule and Dalkey with their colourful array of curiosity shops, specialist eateries, restaurants and public houses. Other nearby attractions include Coliemore Harbour, Dalkey Island, and Killiney and Dalkey Hills. The area also plays host to a range of south County Dublin's most prestigious schools including Rathdown, Loreto Abbey Dalkey, Holy Chid and Castlepark.

Transport facilities are frequent and include the DART, bus routes and Aircoach. The area is well serviced by public transport links with the DART at Glenageary Station and various bus routes providing swift access to and from the city centre. There is a first class choice of schools in the vicinity to include Castlepark, Loreto Abbey Dalkey and Child Killiney.



FEATURES

- Fully renovated in 2003
- Gas fired central heating
- Automatic dual access security gates
- Extensive mature rear garden
- Double glazed windows
- Herbaceous borders, lawn and mature trees
- Fully Alarmed

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DETAILS

BER: D2 BER Number: 104488275

Approx. Size: 388 sq. m / 4176 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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FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



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