

SHANDON COTTAGE

Montpelier Parade, Monkstown, Co. Dublin

FOR SALE





SHANDON COTTAGE

Shandon Cottage is a wonderful detached home, built circa 1865. It was the original gate lodge to what was formerly Shandon House and as such is both a special and unique property.

Shandon Cottage has been renovated and extended to an impeccable standard by the current owner and now provides approximately 112 sq m / 1,210 sq ft of well laid out, light filled living accommodation. The cottage charm has been retained whilst providing for contemporary modern day living. One of this delightful home's most noteworthy features are the stunning mountain views to be enjoyed from the rear of the house and combined with a highly sought after sunny south orientation there is no doubt that this is a home not to be missed.

Pedestrian gate leads into a gravelled front garden with stepping stone pathway to the front door. An entrance porch opens into a welcoming reception hallway with Little Wenlock solid fuel stove setting the ambience for what lies ahead.





ACCOMMODATION



Off the hallway to the front of the property is bedroom 1. The inner hall is complete with bookcase storage units and is plumbed for a washing machine and vented for a dryer. There are three further doubles bedrooms with the main bedroom having the benefit of an ensuite shower room. The fourth bedroom which is located to the rear of the property leads into the conservatory with access to the rear garden and could be used as home office/additional reception room. A family bathroom completes the ground floor accommodation.

Timber staircase with glass balustrade ascends to the first floor where the wonderful contemporary open plan living space is located. The defined kitchen / dining / living areas cater for modern day contemporary living. The kitchen is fitted with cream high gloss floor mounted units complemented by composite stone counter tops, five ring gas hob, stainless steel extractor fan, integrated dishwasher and built in electric oven. The living area has been cleverly designed to match the apex ceiling in the original cottage which offers fantastic ceiling height and with the south orientation ensures that the property is flooded in natural light throughout.





ACCOMMODATION

The Pilkington glazed conservatory with self-cleaning glass ensures that the picturesque vistas of the Sugar Loaf and Dublin Mountains are to be enjoyed at all times. The front garden is laid out in gravel, side passage with outside wc leads to the rear garden. The mature garden is stocked with climbing rose shrubs, hydrangea and a fruit bearing peach tree. Benefitting from an all important south orientation the garden is an ideal haven to bask in the summer sunshine and to enjoy our new norm of outside entertaining.





GARDEN & LOCATION

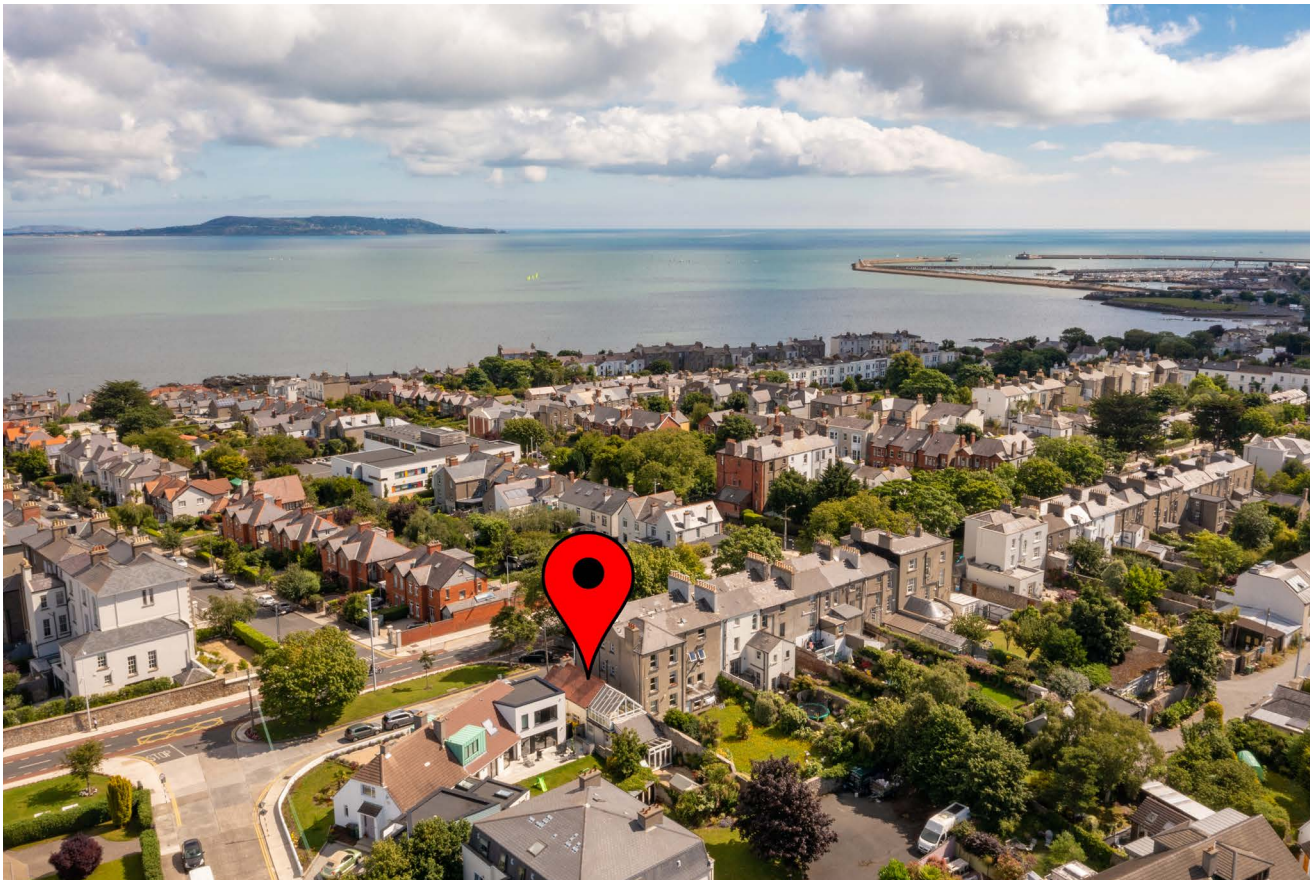
Shandon Cottage enjoys a premiere location, situated on Montpelier Parade just off Monkstown Road which leads directly to Monkstown Village where an eclectic mix of shops, cafés and restaurants such as Salt at Avoca, Café du Journal, Bresson Brassiere, FXBs, Lobstar and That's Amore are to be found.

The village which is steeped in history has a unique

architectural style with many of the shops retaining their original Victorian facades. The Bay at Seapoint with its maritime attractions such as the Martello Tower and coastal walks along the east & west piers are all close by. The Irish National, Royal St George and Royal Irish yacht clubs are within walking distance as is Monkstown Lawn Tennis Club.

There is a first class choice of both primary and secondary

schools in the vicinity to include Scoil Lorcáin, Monkstown Educate Together, CBC Monkstown, Blackrock College and St Andrews and Mount Anville. The area is well serviced by public transport links with the 7 and 7A bus routes running along Monkstown Road and the DART at Seapoint is just a three minute walk away, making the commute to and from the city centre an easy journey.



FEATURES

- Double glazed windows throughout
- Gas fired central heating
- South facing rear garden
- Picturesque Views of Dublin Mountains
- Pilkington glass conservatory
- Porcelain tiled/ timber flooring throughout.

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DETAILS

BER: D2 114147531**Approx.** House: 112 sq m / 1,210 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.

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FLOOR PLANS



NOT TO SCALE

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