

# BELGRAVE LODGE

1 BELGRAVE TERRACE • MONKSTOWN • CO. DUBLIN





# BELGRAVE LODGE

1 BELGRAVE TERRACE • MONKSTOWN • CO. DUBLIN

*A most impressive double fronted period property c. 1850 enjoying a first class location on Belgrave Terrace adjacent to the wonderful gardens in Belgrave Square and with the added benefit of sea views, this is a home not to be missed.*

## Accommodation

This charming family home has been lovingly cared for and maintained by the current owners. A Newcastle Design fitted kitchen, luxuriously refurbished bathrooms with Grohe showers and Ventrolla restored sash windows blend beautifully with the period features in evidence throughout to include ceiling coving, ornate ceiling roses, working window shutters and original fireplaces, all of which combine to create an instantly appealing home that blends old with new. The light filled accommodation is arranged over three floors extending to approximately 367.98 sq. m. / 3,961 sq. ft. The flexibility of the layout will cater for the modern family's growing needs or indeed those seeking a home with income.

A pedestrian gate with pathway will lead you to a flight of granite steps which ascend to the entrance porch. The front door opens into the gracious entrance hall which sets the tone for what lies ahead. To the left of the hall is the drawing room which is a dual aspect room with stripped and polished timber floor, marble fireplace, and attractive recessed archway, this delightful room overlooks the garden to the rear and has lovely sea views. On the right of the hall is the dining room, again enjoying a dual aspect with marble fireplace and stripped and polished timber floor. At the end of the hallway we find the contemporary kitchen / breakfast room fitted by Newcastle Design. This wonderful contemporary kitchen is fitted with wall and floor mounted units, complemented by black granite countertops, Rangemaster induction stainless steel cooker, Samsung American fridge / freezer, Fisher Paykel double drawer stainless steel dishwasher. French doors open onto the cedarwood deck, an ideal oasis to enjoy morning coffee and evening barbeques.

The lower ground floor is accessed via a staircase with a mahogany turned handrail. It also has an entrance door at the front of the property and access to the rear garden.







On the lower ground floor there are two large double bedrooms which can also be used as self contained studio apartments, each with an en-suite shower room, kitchenette and seating area. There is a games room with French doors to the rear garden and a wood burning stove. A utility area near the front entrance completes the accommodation on this level.

A staircase with mahogany turned hand rail leads to the first floor return with good sized family bathroom with double walk in shower cubicle, large curved vanity unit with marble top and vanity mirror over, step-in bath set in marble enclosure. Also on the return is the fourth bedroom with sea views. On the first floor there are three double bedrooms with built-in wardrobes. The master suite has extensive built-in wardrobes and cast iron fireplace. Off the bedroom is a large en-suite shower room with window seat to enjoy the sea views from. The shower room is fitted with a double walk-in shower, double wash hand basin unit inset in curved bespoke vanity unit with marble top and vanity mirror over.

### Outside

The front garden is mainly laid out in lawn with mature plant and shrub borders. A laneway to the side of the property provides rear access. There is also pedestrian access from the rear garden onto Trafalgar Lane. The rear garden with cut stone walls is mainly laid out in lawn with raised flower beds. There is a paved patio area and a wrought iron staircase bringing you up to a cedarwood decked area.

### Location & Amenities

Belgrave Terrace is a most sought after location with residents having access to Belgrave Square where the gardens provide a wonderful natural amenity for children to play in and for residents to enjoy. Monkstown Village with its eclectic mix of shops, restaurants and cafes is just a short stroll away. Coastal walks along the East & West Piers and a choice of maritime activities available through the Royal Irish, the Royal St George & the National Yacht Clubs are all nearby. There is an excellent choice of both primary and secondary schools in the locality to include Scoil Lorcáin, CBC Monkstown Park, Blackrock College, Mount Anville and St. Andrew's College.

### Transport

The area is well serviced by public transport links with the DART at Seapoint Station and the no. 7 and 7A bus routes running along Monkstown Road providing a swift journey to the city centre. The Aircoach Blue Bus Route stopping in Monkstown Village provides access to Dublin Airport in approximately 50 minutes.

## Features:

- Six bedrooms, three en-suite
- Beautiful period features throughout
- Newcastle Design kitchen
- Luxurious bathrooms with Grohe showers
- Shared ownership of Belgrave Square
- Ventrolla restored sash windows
- Sea views
- Rear & side access
- Close to Seapoint DART Station & Monkstown Village
- GFCH

**BER:** D2

**BER Number:** 112968839

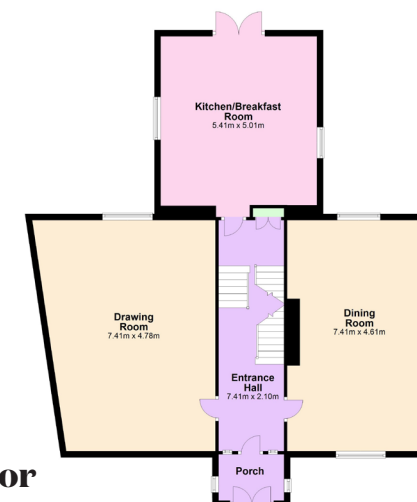
**Energy Performance Indicator:** 299.1 kWh/m<sup>2</sup>/yr

**Approximate Size:** 367.98 sq. m. / 3,961 sq. ft.

## Lower Ground Floor



## Ground Floor



## First Floor



### 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.

## Contact:

**Annemarie Murphy**  
[annemarie.murphy@ie.knightfrank.com](mailto:annemarie.murphy@ie.knightfrank.com)

**Guy Craigie**  
[guy.craigie@ie.knightfrank.com](mailto:guy.craigie@ie.knightfrank.com)

These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them.

These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly trading as Knight Frank or the vendor/landlord.

None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given.

Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly New Homes Limited. Company license Reg. No. 428289. PSR Reg. No. 001880.

**Knight  
Frank**  
**01 634 2466**  
**[www.knightfrank.ie](http://www.knightfrank.ie)**

**20-21 Upper Pembroke Street, Dublin 2**