

Hamptons

INTERNATIONAL

4a Northcote Avenue, Dun Laoghaire, Co Dublin, A96X286

3  2 

GUIDE PRICE




£600,000

(€695,000)

Property details



Attributes

-  **Near to beach**
-  **Garden**
-  **Refurbished**

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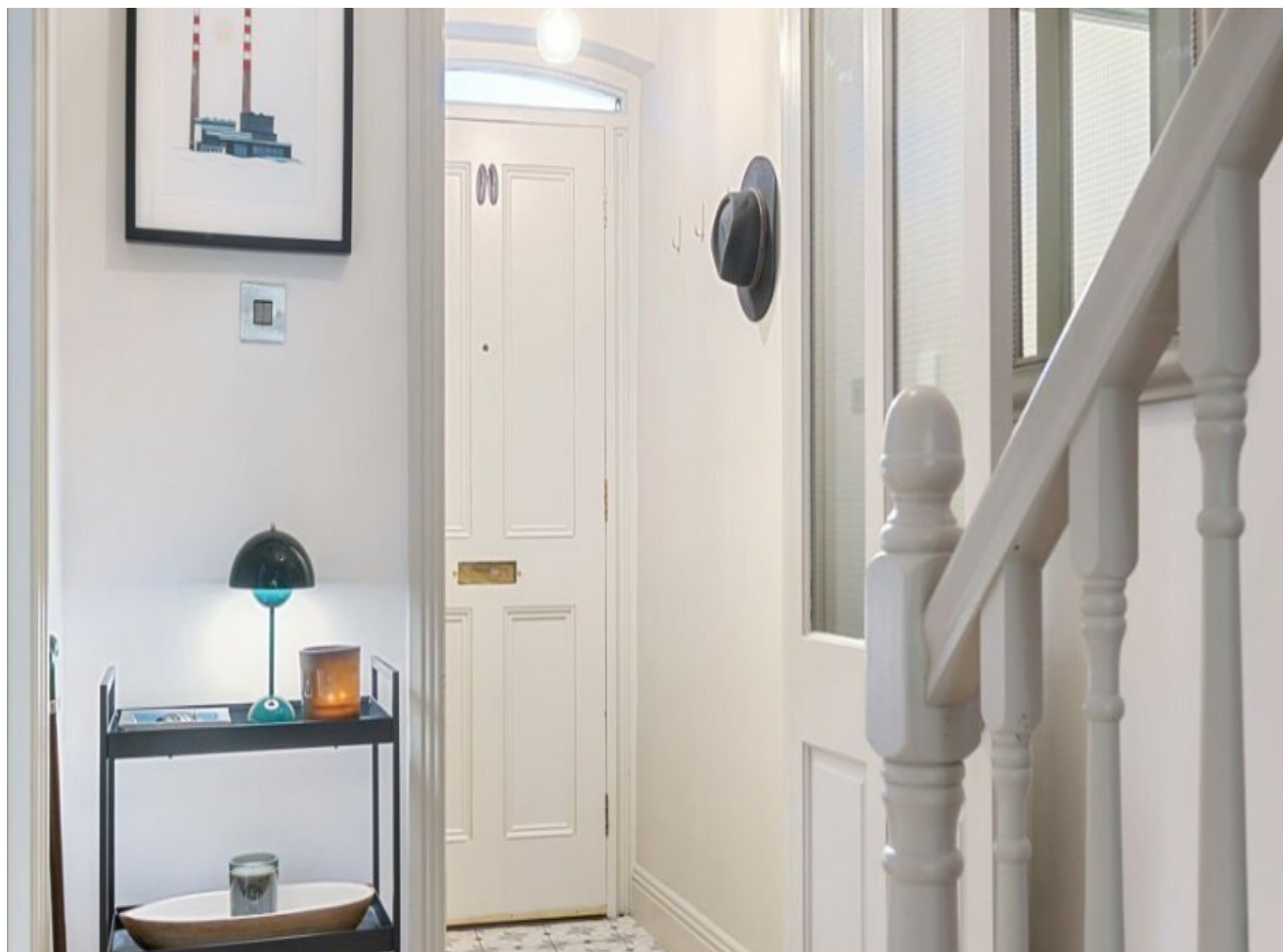
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Description

3 bedroom house for sale DNG are extremely excited to bring 4a Northcote Avenue to the open market. Set in an enviable, convenient and historical location this home has been expertly refurbished to the highest standards in recent years with a litany of modern technological features seamlessly blended with its period features. This house truly offers the best of modern living coupled with the style and flair of its Victorian origins (1860). The standard to which 4a is finished is quite plainly, second to none. The retention and showcasing of the Victorian period features bring an opulent character to this modern home. There are countless high-tech additions to include zoned in-ceiling speakers in each room, zoned heating for each room, voice controlled irrigation system for outdoor planting, speakers and heating system in rear garden, underfloor heating in bedrooms and bathrooms to name a few. The accommodation comprises a high ceiling boot room/porchway with modern tiling. There is a welcoming entrance hall with smart understairs storage and modern guest WC. The living room is extremely inviting and possesses feature fireplace, ceiling rose, cornicing and original sash windows. The hallway leads way to the second lounge area which is just off the kitchen allowing extra space for growing families and entertaining guests. The kitchen-diner is south-west facing and has high ceilings with Velux windows which drench the space in abundant natural light. The kitchen itself is a bespoke fitted kitchen with integrated wine-fridge and smart recessed pantry storage and all new appliances and a clever utility unit. The kitchen gives way to the rear garden which has an optimum aspect and has many features including speakers integrated within the flowerpots, voice command irrigation system, brand new patio heater allowing al fresco dining no matter the time of year. Upstairs the sense of space and light is elevated by the high ceilings throughout. The master bedroom has elegant proportions and bedside alcoves have been realigned to add symmetry to the room, the large sash windows allow fantastic light and a view to St Michael's steeple. There are generous fitted wardrobes with interior lighting giving fantastic storage and a modern feel. Bedroom two again features the characteristic high ceilings, smart recessed fitted wardrobe and underfloor heating. Bedroom three is currently used as a home office. The main bathroom is stylish and bright with a rainfall shower, fashionable sanitaryware and smart mirror. The location needs no introduction, just off Dun Laoghaire's famous York Road, it is both fashionable, convenient and picturesque, it is equidistant to Monkstown village and Dun Laoghaire town centre with their famous seafronts and colourful parade of shops, restaurants, cafes and bars. This location offers a lifestyle where every conceivable amenity is a short stroll away. The 46a and 75 buses run along York Road and the DART is a 5-minute walk. The area is surrounded by some of Dublin's finest schools. This house offers a rare chance to acquire a stylish property which every possible luxury has been afforded. Viewing is highly recommended.

Special features: Build from 1860 Extensively renovated over the last two years Period features including fireplace, cornicing, ceiling rose Living room with fireplace, original restored sash windows and modern plantation shutters Doors reinstated between two living rooms Downstairs WC added Chimney restored Hardwood flooring sanded and whitewashed Fitted kitchen with integrated wine fridge and recessed pantry Smart utility cupboard for washing machine, dryer and Dyson charging station Smart-home integration throughout the house and garden, including heating, immersion, lights, and speakers 'Ring' alarm and CCTV system with live feed Voice controlled recessed speakers in each room. Voice command lighting in each room Voice command outdoor plant watering irrigation system Garden speakers in outdoor planting New patio heater Electric pass code for side gate. Underfloor heating in all bedrooms and bathroom with each room having individual smart heating controls Each room has individual heating controls Equidistant to Monkstown village and Dun Laoghaire town centre Seafront 5 minute walk Bus stop 2 minute walk DART 5 minute walk Town centre a 5 minute walk Surrounded by all amenities and Dun Laoghaire's famous seafront Surrounded by Dublin's finest primary and secondary schools













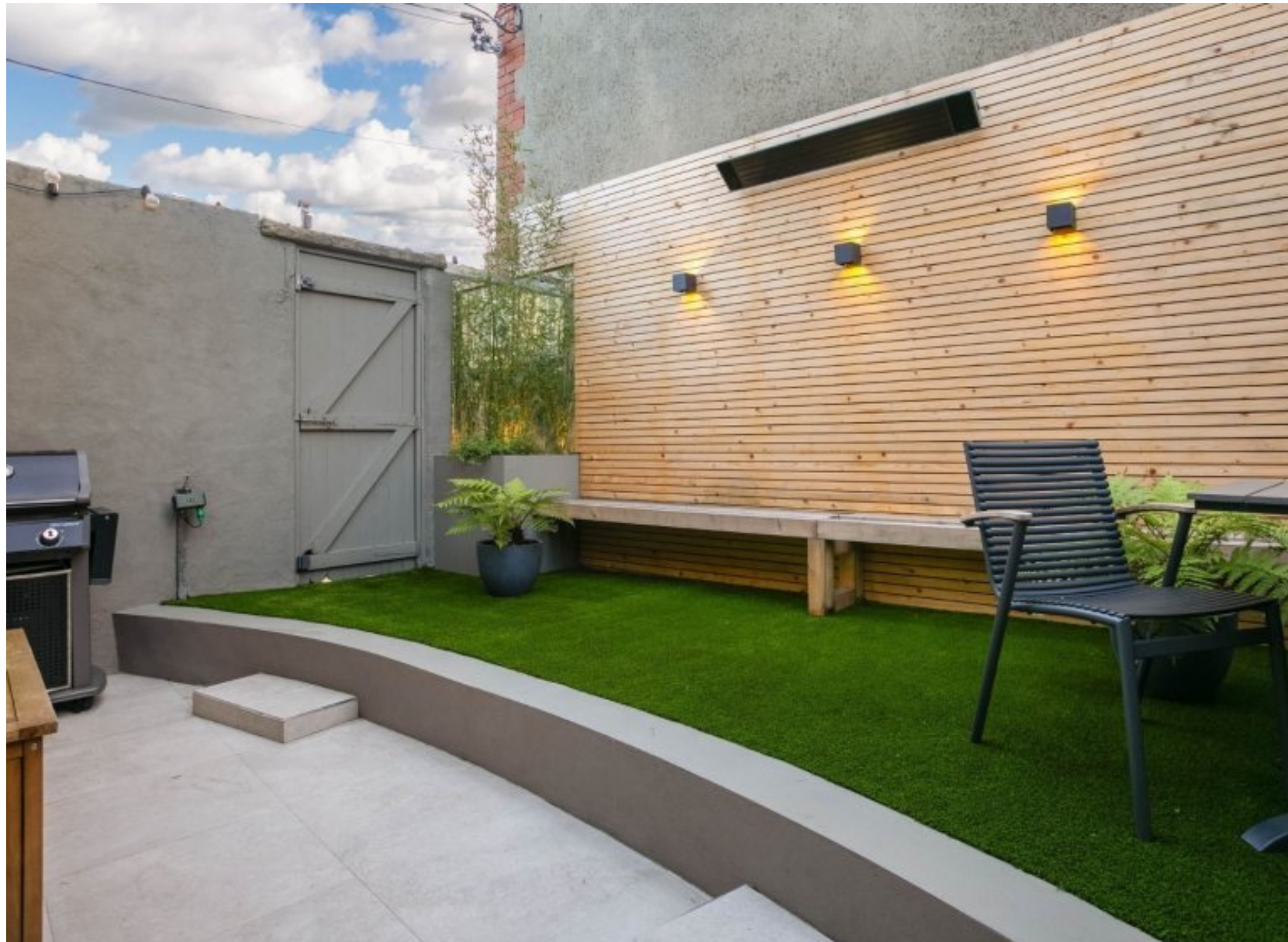








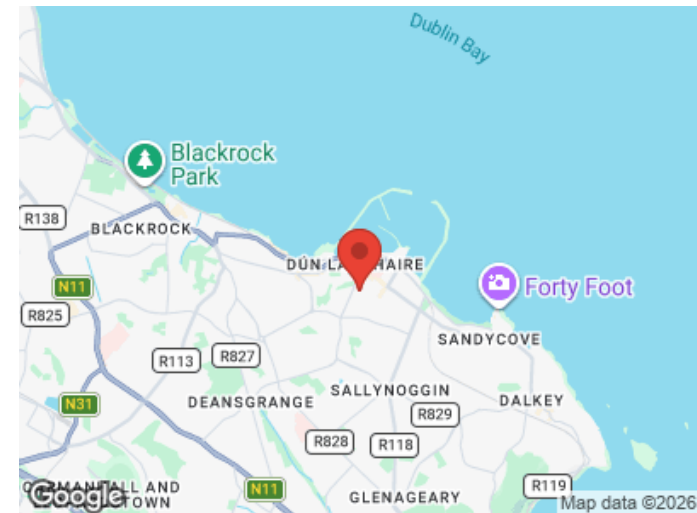
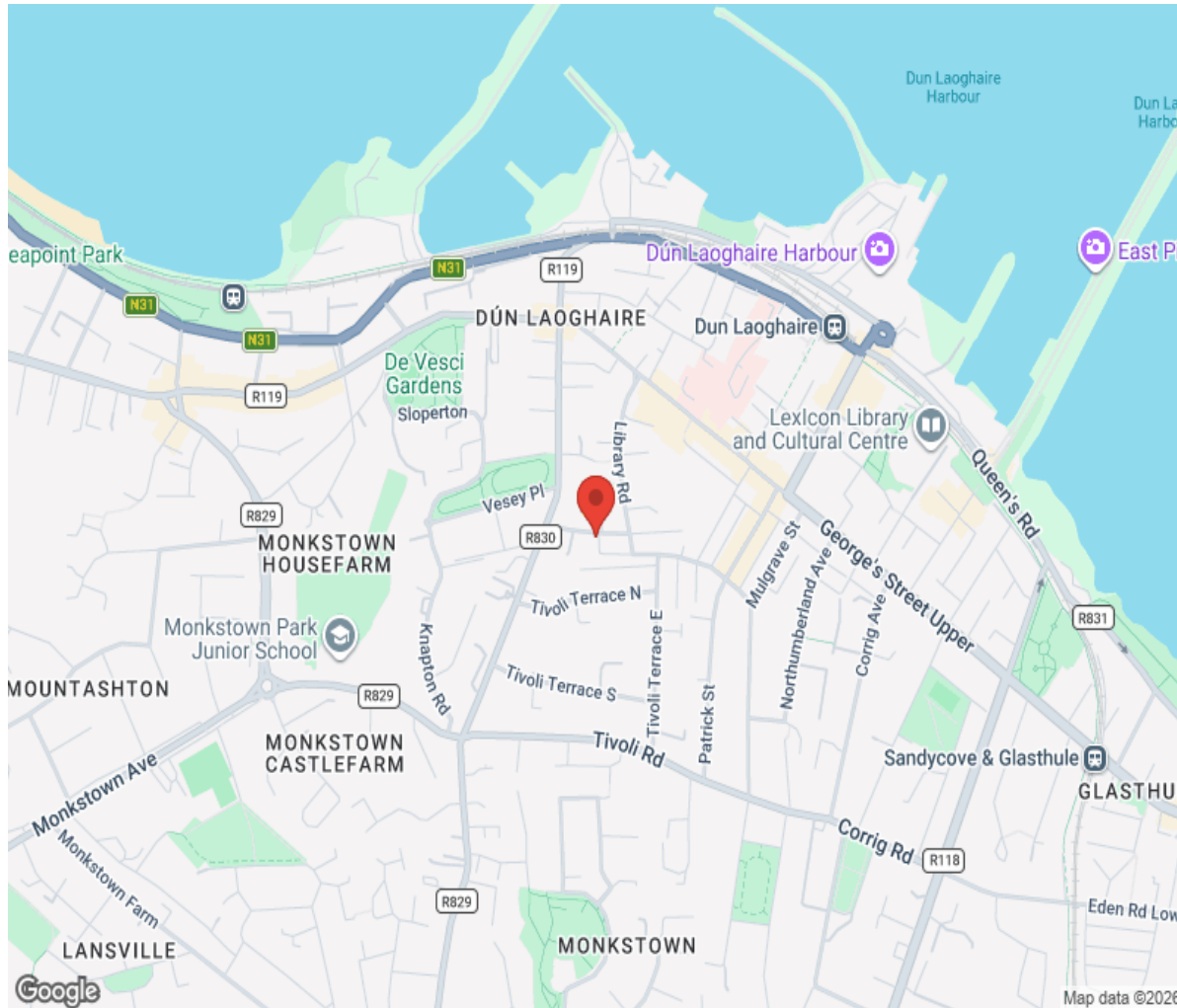




Floor plan



Location



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