

Hamptons

INTERNATIONAL



7 Milltown Bridge Road, Clonskeagh, Dublin 14, D14Y6F9

4  2  4 

GUIDE PRICE



£1,950,000

(€2,245,000)

Property details



Attributes




-  **Garage**
-  **Garden**

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Description

4 bedroom house for sale Set on one of Dublin 14's most prestigious and picturesque roads, just moments from the charm and convenience of Milltown Village, this substantial detached family residence offers a rare opportunity to acquire a home of exceptional space, privacy, and future potential. Designed and built by its owner, a Civil Engineer, and lovingly occupied by the same family since 1973, the property stands on beautifully mature gardens extending to almost a quarter of an acre, enjoying a peaceful, tree-lined setting that feels wonderfully secluded while remaining close to the city. Currently extending to approximately 161 sq.m. across the ground and first floors, this impressive home also benefits from a vast third-storey level, currently used as attic space, spanning two large full height rooms with windows which, once converted, would yield a substantially greater overall floor area. This is a home perfectly suited to growing families and those seeking room to create their forever home. In 1997, planning permission (Ref: D97B/0521) was granted for a first-floor extension to the right-hand side, where foundations are already in place. While never completed, this presents exciting scope for future owners to explore a similar application should additional accommodation be desired. Inside, the accommodation is bright, spacious, and thoughtfully arranged throughout. A welcoming porch leads to the entrance hall with staircase. To the left are an elegant living room and formal dining room, while to the right sit a comfortable sitting room and guest cloakroom. To the rear, the home opens into a generous family room, breakfast room, kitchen, and utility/laundry room, ideal spaces for modern family living and entertaining alike. Upstairs, the first-floor landing gives access to four large bedrooms together with a recently upgraded shower room. Of particular note is the extensive full room-height attic level, already benefiting from front and rear-facing windows, making conversion both straightforward and highly cost-effective, with the potential to add significant additional floor area to the home. The location is second to none. St Stephen's Green is just a 4km walk away, while Milltown Luas stop and the village itself are within a pleasant 1km stroll. Dundrum Town Centre is also nearby, with UCD, excellent schools, bus routes, parks, and every conceivable amenity close at hand. Homes of this calibre, on gardens of this size & orientation, in such an established and sought-after setting rarely come to market. Combining timeless appeal, generous proportions, and remarkable potential, this is a truly special Dublin family home waiting for its next chapter. Porch 3m x 1.15m Tiled floor. Leading to the hallway. Hallway 3.5m x 3.3m Large reception hall with accommodation off and stairs to first floor level. Living Room 5m x 3.65m Front facing reception room with coving to ceiling, central rose, solid fuel fireplace and TV point. Open plan with dining room. Dining Room 4.85m x 3m With French doors leading to the large south west facing rear garden. Sitting Room 3m x 3m Front facing reception room with coving to the ceiling. Breakfast Room 3.1m x 3m With kitchen off. Also open plan with the family room. Family Room 3.25m x 3m Light filled room overlooking the rear garden and with access to same. Velux roof window. Laundry Room 2.9m x 2.45m With tiled floor and lobby leading to the rear garden. Kitchen 4.25m x 2.25m Overlooking the rear garden and comprising floor and eye level fitted white units with granite work surfaces, double oven, hob, Belfast sink and a tiled splashback. Shower Room 1.95m x 1.65m With shower, wc & whb. Tiled. Baxi boiler. Landing With accommodation off. Also with electronically controlled access to the large attic above which could easily and inexpensively be converted. It currently comprises 4 rooms and a full window to the front and to the rear. Hotpress with factory insulated immersion tank. Bedroom 1 4.25m x 3.35m Rear facing double bedroom with fitted wardrobes. Bedroom 2 3.65m x 3m Rear facing double bedroom. Bedroom 3 3.65m x 2.6m Front facing bedroom. Bedroom 4 2.6m x 2.2m Single bedroom. Shower Room 3.2m x 2.65m Recently upgraded and tastefully tiled shower room with shower, toilet and wash hand basin. Chrome heated towel rail. Detached Garage 8m x 3m Concrete built garage separate from the house with up-and-over door from the driveway and a door to the rear garden. Outside The entire plot extends to approximately almost 1/4 of an acre comprising a pillared entrance with tarmac driveway which sweeps up to the garage. There are extensive lawns to the front garden which is walled in and has borders of plants and shrubs. A gated side entrance between the house and garage leads to the gorgeous south-west facing rear garden which is mostly under lawns, has an abundance of mature plants, trees and shrubs, a paved patio area with water feature and a large shed which when removed will open this garden even further.













Floor plan



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