

Hamptons

INTERNATIONAL



Proteus, Willow Mews, St. Albans Park, Sandymount, Dublin 4, D04V6H3

5  4  4 

GUIDE PRICE








£1,950,000

(€2,250,000)

Property details



Attributes

-  **Garage**
-  **Near golf course**
-  **Gym**
-  **Sea views**
-  **Private parking**
-  **With land**
-  **Garden**

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Description

5 bedroom house for sale Proteus, Willow Mews is undoubtedly a unique opportunity to purchase a stunning modern detached home of outstanding quality and elegance on what is widely regarded as one of Sandymount's premier residential roads. This architecturally designed home was built in 1991 to exceptional high standards and is situated on 0.2 acres (approx.). This is evident from the high quality of materials, the wonderful light which is apparent throughout and the large sun-drenched mature gardens and terraces. The accommodation spans (approx.) 287 sq. m. which includes a detached garage (17 sq. m.). It would be difficult to find a more convenient and sought after location with an extensive choice of amenities and facilities on your doorstep. These include Sandymount village and strand, Sydney Parade D.A.R.T. station, Dublin Bus routes and numerous sports clubs including Monkstown R.F.C., Pembroke Cricket Club, Railway Union, Claremont Tennis Club and Westwood Gym. The area has many primary and secondary schools including St Michael's College, St. Teresians, Muckross Park, Blackrock College and St. Andrews. The property is extremely private and secure, surrounded by mature hedging and electronic wooden gates. The main entrance leads into the reception hallway with high ceilings and a guest wc. The hall is flanked by four impressive reception rooms, enjoying dual aspect views over the landscaped gardens. These rooms are light filled and generously proportioned with an ornate marble fireplace in the living room. The spacious kitchen has Miele wall and floor units and overlooks the rear garden. On the ground floor there is also a utility room, a cloakroom and an inner hall with access to the garden. Upstairs, off the generous and light filled landing there are five double bedrooms, two en-suites, a sauna, a walk-in hot press and a family bathroom. There is also an extensive attic for additional storage space. The wrap around gardens are south/west/north facing and provide complete privacy thanks to a selection of mature trees and shrubs. To the front there is a sweeping gravel driveway, framed by mature shrubs and trees which offers secure off-street parking for four cars. To the rear and the side there are two generous granite patios located off the kitchen/ dining room and the living room providing ample sunshine throughout the day. There is also a detached garage. Proteus is situated close to lovely walkways and panoramic sea views yet only minutes walk to all the amenities of Sandymount Village and Sydney Parade DART station combined with several bus routes, providing easy access into and across the city. It is also within minutes walk of many of Dublin's most popular amenities including the RDS, Elm Park Golf Club, St. Vincent's Hospital, UCD, Trinity College, Westwood Leisure Centre and Aviva Stadium. There is a superb selection of highly sought after junior and senior schools close by as well such as St. Michaels, Blackrock College and Willow Park. Proteus represents a wonderful opportunity to acquire a unique home of style and distinction on one of Dublin's most sought-after locations.

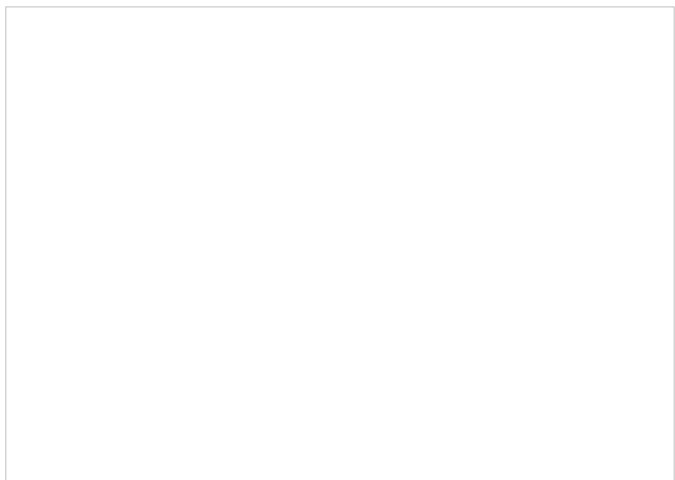
Ground Floor Porch Tiled floor, recessed lights and glazed double doors
 Hallway Wooden floor, under stair storage, double height ceiling
 Guest w.c. Tiled floor, partly tiled walls, wc, whb and window
 Dining Room Light filled dual aspect room with recessed lighting
 Kitchen Miele fitted kitchen with wall and floor units, Miele oven, hob, extractor, dishwasher and Sharp microwave, tiled floor and overlooks the garden
 Inner Hall Tiled floor, attic access and access to the garden.
 Utility Room Tiled floor, wall and floor units, plumbed by a washing machine and sink
 Cloakroom Tiled floor
 Family Room Wooden floor, Morso gas stove, leads to;
 Sunroom Light filled with tiled floor, exposed brick wall, remote control rooflight.
 Study/ TV room Light filled room, ceiling coving and overlooks the front.
 Living Room Dual aspect room, ceiling coving, recessed lights, marble fireplace with gas insert, access to the garden.

First Floor First floor landing Light filled landing, fitted carpet, large window to rear
 Master Bedroom Generous master bedroom with large window to front, built in wardrobes, recessed lights, wood floor, door to en-suite
 En-suite Tiled floor and walls, window to side, shower over bath, wc and whb
 Inner Hall Fitted carpet, walk in hot press, access to attic
 Sauna Bathroom Generous family bathroom, fully tiled floor and walls, Jacuzzi bath, bidet, wc and whb
 Bedroom 2 Double bedroom, fitted carpet, built in wardrobes, window to front
 Jack Jill En-suite Fully tiled floor and walls, window to front, shower unit, extractor fan, whb, wc
 Bedroom 3 Double bedroom, fitted carpet, window to side, built-in wardrobes, vanity desk
 Bedroom 4 Double bedroom, fitted carpet, built in wardrobes, window to rear
 Bedroom 5 fitted carpet, built in wardrobe, window to rear

Outside Outside The wrap around gardens are south/west/north facing and provide complete privacy thanks to a selection of mature trees and shrubs. To the front there is a sweeping gravel driveway, framed by mature shrubs and trees which offers secure off-street parking for four cars. To the rear and the side there are two generous granite patios located off the kitchen/ dining room and the living room providing ample sunshine throughout the day. There is also a detached garage.







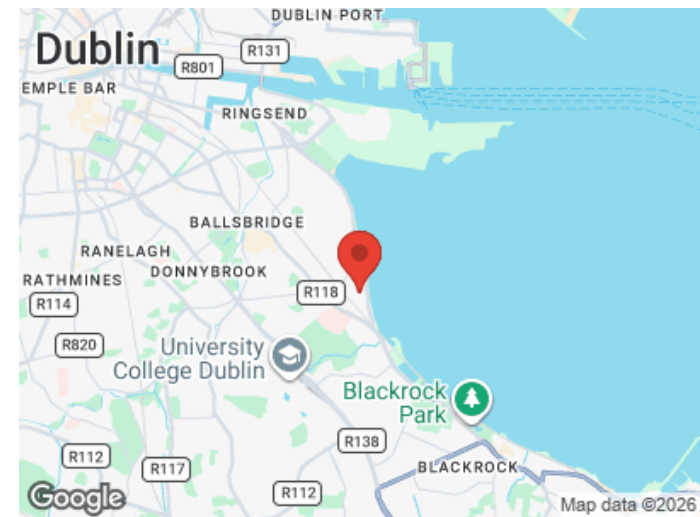
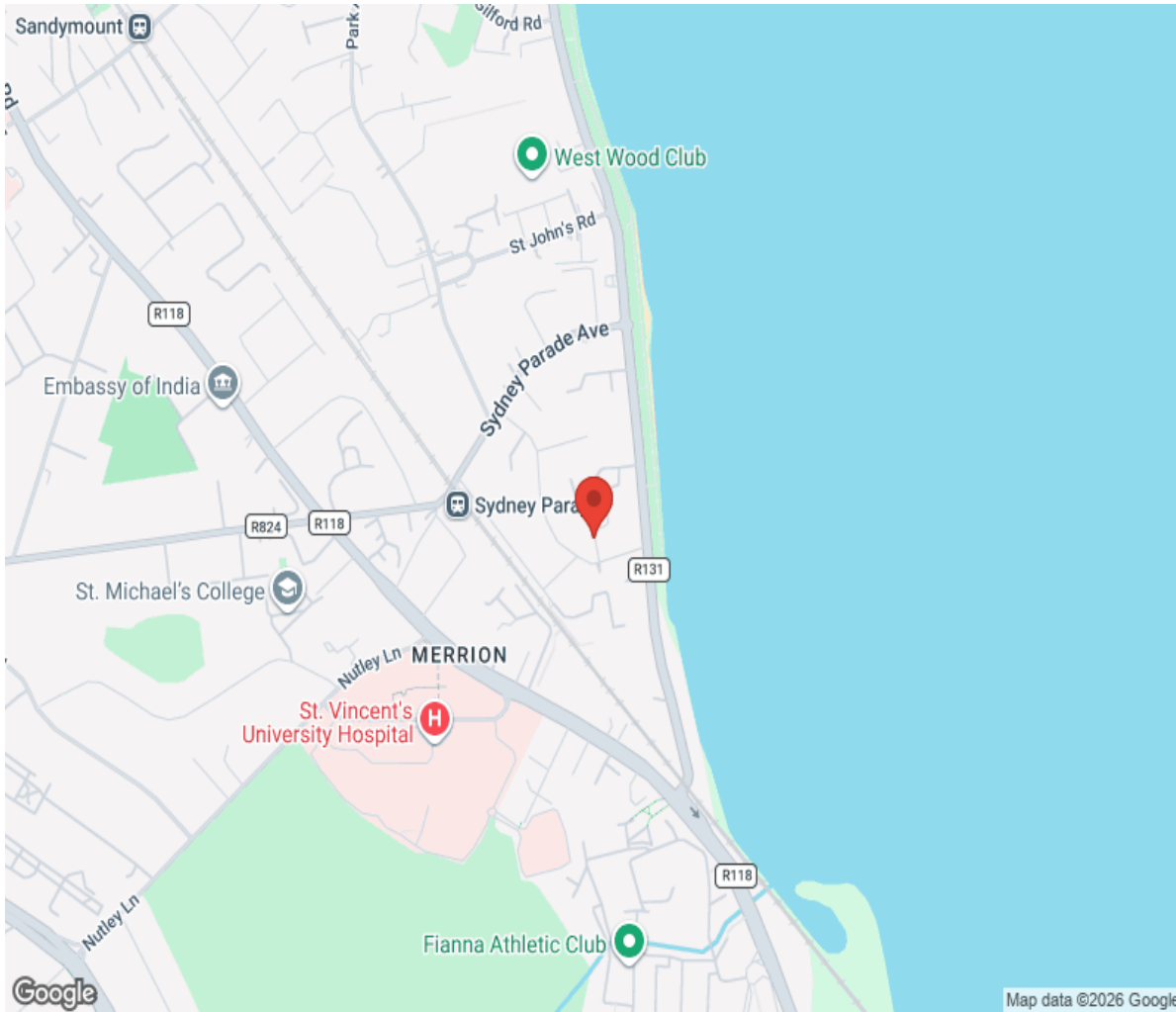




Floor plan



Location



Hamptons

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