

Hamptons

INTERNATIONAL



206 Clontarf Road, Clontarf, Dublin 3, D03FP84

5  3  3 

GUIDE PRICE

£1,440,000

(€1,650,000)

Property details



Attributes

-  **Sea views**
-  **Private parking**
-  **Garden**

206 Clontarf Road, Clontarf, Dublin 3, D03FP84

GUIDE PRICE

£1,440,000

(€1,650,000)

5  3  3 

Description

5 bedroom house for sale DNG are delighted to welcome you to No 206 Clontarf Road, a distinguished period residence occupying a prominent position along one of Dublin's most sought-after coastal addresses. Immediately striking from the front, the property is distinguished by its elegant curved bay projection, which sweeps through the full height of the home, creating a unique architectural focal point and frames uninterrupted views across Dublin Bay. The property also benefits from invaluable off-street parking to the front. Beyond the attractive façade, the accommodation is rich in period character. From the moment you step inside, a wealth of original features sets the tone throughout, including decorative egg and dart corncing, picture rails, impressive 3.3 metre ceiling heights and beautifully proportioned rooms. The interconnecting front and rear reception rooms are both bright and spacious and further enhanced by original timber flooring and fine marble fireplaces which serve as focal points to both rooms. A particularly impressive feature of the home is the grand staircase and landing return, where a magnificent full height round headed sash window floods the interior with natural light. At first floor level, three generously proportioned bedrooms continue the period theme with high ceilings and original timber flooring, while the principal front bedroom enjoys a superb bay window overlooking Dublin Bay and the surrounding coastline. The kitchen has been upgraded to combine contemporary design with practical living and features a vaulted ceiling and Dekton engineered worktops. The space opens directly onto a raised veranda which enjoys an elevated outlook over the extensive rear garden. At garden level, the basement accommodation offers exceptional flexibility. Importantly, the original staircase remains fully intact, allowing the accommodation to be seamlessly reincorporated into the main residence should a purchaser wish to do so. Currently arranged with independent access points to both the front and rear, the basement accommodation comprises a living room, kitchen, double bedroom, a further bedroom/study and two bathrooms. The basement further benefits from its own heating system and separate utility meter, providing obvious potential for a variety of uses subject to individual requirements. To the rear lies a truly exceptional garden extending to approximately 140 feet in length. Mature, private and beautifully established, the garden culminates in a charming stone-built coach house positioned at the far end of the site. Given the scale of the grounds, rear vehicular laneway access and the precedent established by neighbouring properties, the site offers future development potential, subject to the necessary planning permission. Properties of this calibre rarely come to market. Combining elegant late Georgian, early Victorian architecture, extensive accommodation, a substantial rear garden and a prime waterfront location, No. 206 Clontarf Road represents a unique opportunity to acquire one of Clontarf's most distinctive period homes.

Entrance Level
 Entrance Hall 2.17m x 2.61m With high ceilings and egg and dart corncing
 Hallway 1.97m x 4.09m With feature round headed sash window and carpet flooring
 Front Reception Room 4.04m x 5.68m Grand front reception room with feature bay window and sea views, decorative marble fireplace with cast iron insert, deep moulded Acanthus leaf ceiling rose, egg and dart cornice with floral enrichment and original wooden floorboards
 Rear Reception Room / Dining Room 3.65m x 5.66m With original cast iron surround fireplace, egg and dart coving, Acanthus leaf ceiling rose and original wooden floorboards
 Kitchen 2.48m x 6.91m Remodelled in 2024, vaulted ceiling, Dekton engineered worktops and access to an elevated outdoor terrace overlooking the rear garden
 First Floor
 Bedroom 1 3.85m x 4.6m Master bedroom to front with exceptional sea views, cast iron fireplace and original wooden floorboards
 Bedroom 2 3.88m x 3.68m Double bedroom to rear with muted views of the rear garden, cast iron fireplace and original wooden floorboards
 Bedroom 3 1.91m x 2.61m Single room to front with original wooden floorboards
 Bathroom 3m x 3.09m Recently remodelled family bathroom, walk in shower with brushed brass finishes and rain head shower, feature fireplace, pull chain wc and whb
 Garden Level
 Bedroom 2.35m x 3.86m Large double bedroom with feature fireplace, french doors opening to the patio area and bathroom off
 Bathroom 2.12m x 1.91m Complete with bath, wc and whb
 Living Room 4.45m x 5.49m Large living room with stone surround feature fireplace and original wooden floorboards
 Kitchen 2.08m x 2.46m Complete with wooden worktops and Belfast style sink
 Study Room / Bedroom 2.35m x 3.86m
 Shower Room 0.84m x 3.04m

































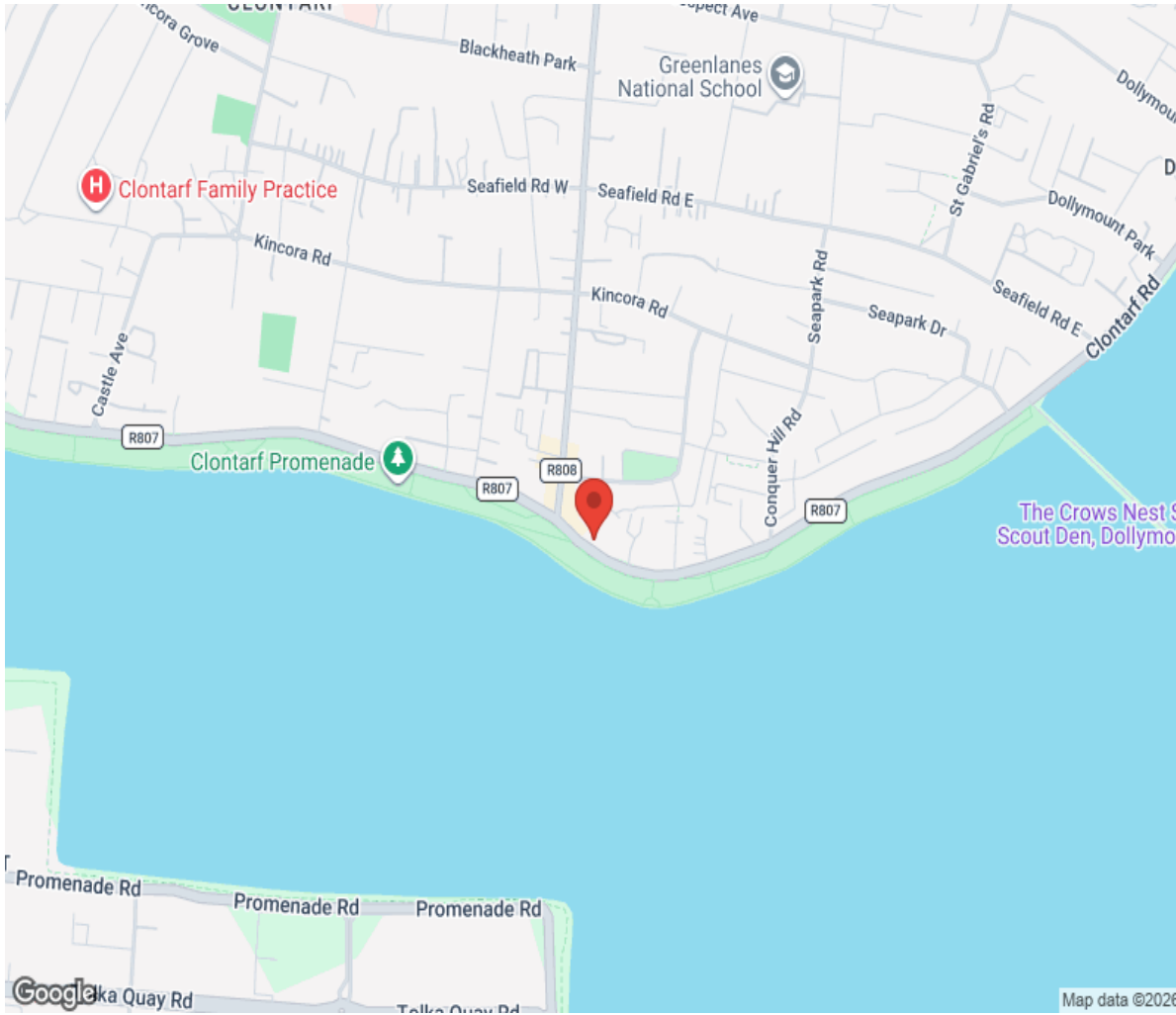




Floor plan



Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com