

Bright period home boasts stunning views of Dublin Bay

Semi-detached residence in Sandymount is on a corner site and is on the market for €3m

VALERIE SHANLEY

From the first-floor conservatory of this enviably located semi-detached residence, the impressive view takes in the Dublin Bay seascape from the iconic Pigeon House chimney stacks right across Sandymount Strand towards Dún Laoghaire and beyond.

For the current owner, this is a favourite part of the house to simply sit for a moment and contemplate the ever-changing

169a STRAND ROAD, SANDYMOUNT, DUBLIN 4

Price: €3m

Beds: Five

BER: D2

Agent: Owen Reilly 01-6777100



Number 169a Strand Road has been in the same ownership for 50 years



The large kitchen has access to the rear garden via sliding doors and steps down



The west-facing rear garden is a veritable city oasis, with pine, apple and plum trees

light of the sky on the broad expanse of sand and water.

That feel-good factor is immediately apparent inside 169a Strand Road too with its corner site ensuring the interior, all 303 square metres of it, and many rooms being dual aspect, is filled with natural light throughout.

This fine period house, in the same ownership for the past 50 years, has an interesting history. Dating back to the early 1800s, it was formerly a convent school before being divided into two properties around 1902.

The grounds extend to 0.33 acres and are very private, bordered by mature trees and shrubs. To the rear is a wonderfully lush garden which is another special feature of the property.

The original wrought-iron double entrance gates open electronically into the large gravelled driveway with three separate garages which also have electronically controlled doors.

To the right is the sheltered front garden laid in lawn and with several exotic-looking cordylines, a favourite plant for coastal settings. Steps up from the front brick paving lead into the glazed entrance porch which has a black and white tiled floor.

Double doors with glazed panels open to the high-ceilinged reception hall with polished hardwood floor, and which retains distinctive period plaster details including corning, centre rose, dado rail and archway linking to the staircase.

Leading off to the left is the elegant formal drawing room with a pale woollen carpet complementing the subtle wall-paper, original grey marble fireplace and decorative plasterwork. This bright dual aspect room gives glimpses of the rear garden.

To the right of the hall is the formal dining room, a mirror of the living room also with original architectural features including its period marble fireplace.

The large kitchen, big enough to dine in and with access to the rear garden



The high-ceilinged reception hall with polished hardwood floor retains distinctive period plaster details

via sliding doors and steps down, is fitted with extensive contemporary white gloss cabinets housing Neff appliances, and contrasting cheery red metro wall tiles.

A cosy study with fireplace, and a spacious utility with original period tiles, guest WC and glazed doors to the garden, complete the rooms at entrance level.

Up a curving wooden staircase with

dado rail is the return and the first of five bedrooms – a double, which looks out to the rear garden. Next to this is the main bathroom.

Up a further short flight is the large first floor landing with decorative cornice and ceiling rose. One step down from the landing is the conservatory. This was added to the property in the early 2000s to further capture those spectacular views.

The four spacious bedrooms here all have well-appointed en suites while two also look across the strand to the sea beyond.

The west-facing rear garden is not one, but several outdoor storeys, and a veritable city oasis.

Sheltered by the original stone boundary walls, the mature trees include everything from a lofty pine to espaliered apple and plum. A brick paved pathway underneath leafy arches and climbing shrubs wraps around a spacious raised section with, in turn, neat lawns and flowerbeds abundant with mature shrubs.

Tucked away at the bottom is the original summer house awaiting renovation by new owners.

To the left through a separate arch is a circa 0.05-acre green space fronting on to St Alban's Park with original boundary walls and potential for further development. Also to the rear of the house are two lower garden level basement storerooms.

With those views and proximity to the promenade and the ever-changing tidal strand, the added attraction of this special property is undoubtedly its location to Sandymount village. Within just a short stroll is the village green and charming cafés, restaurants, boutiques and shops.

Sydney Parade Dart station is also just a short hop away, as are several city bus routes. A longer stretch of the legs brings you to St Stephen's Green and the city centre, while Dublin Airport is roughly within 15 minutes' drive via the Dublin Port Tunnel.

A substantial home with a cracking Dublin 4 address

TINA-MARIE O'NEILL

Buyers looking for a substantial home with a cracking address in the heart of Dublin 4, consider No 86 Merrion Road in Ballsbridge, new to the market with agent Pat Mullery of Mullery O'Gara, who is seeking offers of €1.75 million for it.

No 86 has lots going for it, not least the fact that it was built in 2005, so it boasts 21st-century comforts, but also has just under 280 square metres of living space over three floors, off-street parking, two side entrances and is within easy reach of Ballsbridge and Sandymount villages and all local amenities.

The house also offers a fine view, situated across the road from the Clayton Hotel, Ballsbridge, the beautiful Victorian-era four-star hotel designed in the Queen Anne style and built in the early 1880s as a Masonic girls' orphanage/school.

That, in turn, sits beside the

modern British embassy and across the road from the InterContinental Hotel, formerly the Four Seasons, which is adjacent to the Royal Dublin Society on Merrion Road.

For its part, No 86 is in walk-in condition and has a sheltered entrance porch leading to an entrance hall with classic black and white floor tiles, understairs storage, a cloak closet and a guest WC.

The drawing room to the left of the entrance overlooks the cobblelock drive through a bay window. The room has ceiling coving, solid cherrywood floors, a gas fire with a white

86 Merrion Road, Ballsbridge, Dublin 4

Price: €1.75 million

Beds: five

BER: C2

Agent: Mullery O'Gara at 01-2552489



No 86 Merrion Road boasts 21st-century comforts and offers just under 280 square metres of living space over three floors

onyx mantelpiece and double doors to the dining room.

The same floors continue into this space, which has a window overlooking the side

of the house, ceiling coving and recessed cabinets incorporating cupboards and glass display shelves.

A door from the dining

room leads to the kitchen/breakfast room at the rear, where an extensive range of fitted cream base and wall-mounted Shaker-style

units marry well with polished cream stone floors, a full gamut of integrated appliances and pale marble worktops that curve into a peninsula

breakfast bar.

The living area in front of the double doors leading to the rear garden is set beneath a vaulted ceiling with four Velux windows.

Beside the kitchen area, the utility room has additional high-gloss fitted white units, is plumbed for a washing machine and dryer and has garden access.

Upstairs, there are three bedrooms and a bathroom at first floor level, including two spacious doubles, which are both en suite.

The first overlooks the front of the property through a bay window and has a walk-in dressing room with fitted wardrobes and a fully tiled en suite shower room.

The second en suite is also fully tiled. The second and third bedrooms also have fitted wardrobes.

The tiled family bathroom has a bath suite with a shower attachment.

The remaining two double bedrooms are on the second floor. One has double doors opening to a balcony, fitted

wardrobes and a fully tiled en suite shower. The other is currently in use as a home office and has fitted cupboards and shelving, two Velux roof lights and access to the attic.

Outside, automatic front gates open to a cobblelock driveway with off-street parking for multiple cars, an electric car charging unit and well-established planting.

The rear garden is bound by tall brick walls, boarded by raised bedding with trees and planting, a lawn, paved patio area and a cobblelock footpath. There is also a handy timber shed and an outside tap.

As well as a wealth of local amenities, No 86 has access to the Dublin Bus routes and the Aircorach outside its door and is within short walking distance of Sandymount Dart station, giving quick and easy access into the city centre and the IFSC.

Sandymount strand, Herbert Park, the Aviva, rugby, golf and cricket clubs are all close by as are a choice of excellent schools.



The drawing room has ceiling coving, solid cherrywood floors, and a gas fire with a white onyx mantelpiece



The dining room also has cherrywood floors, plus recessed cabinets incorporating cupboards and glass display shelves



There are two double bedrooms on the second floor; one has double doors opening to a balcony



The rear garden is bound by tall brick walls, bordered by raised bedding with trees and planting, a lawn and a patio