



Glengyle, Sandycove Road, Sandycove, Co. Dublin, A96P956

Beirne  
& Wise





\*\*\*\* ON VIEW This Saturday 11th October - 1.30pm to 2pm\*\*\*\*

Glengyle is a handsome 1930's residence (165 sq.m), retaining many features of the era to include bow windows, picture rails, elegant staircase, panelled doors and fireplaces. Although the property requires complete renovation, it offers a superb opportunity to create an outstanding family home in this much sought after coastal location.

On entering Glengyle there is a well-proportioned reception hallway leading to the drawing room with a bow bay window overlooking the front garden, sliding doors open to the dining room, there is a breakfast room and kitchen which overlooks the rear gardens. A bathroom completes the ground floor accommodation. At first floor level there are four bedrooms and a large W.C. To the front of the property there is a gated access providing off-street parking leading to the garage. One of the standout features is the delightful south-facing rear garden which extends to approximately 26 m in length and offers tremendous scope to extend this home ( subject to planning)

Sandycove is one of South County Dublin's most scenic coastal suburbs, superbly located just a stone's throw from the "Forty Foot" bathing spot and a short distance from Glathule, Dalkey and Dun Laoghaire. This outstanding location only a three minutes' walk from the water's edge, with a wide range of activities to include sea swimming, saunas and the Sandycove Tennis Club. Coastal walks take in stunning views across Dublin Bay and the recently restored Dun Laoghaire Baths. There are sailing clubs in Dun Laoghaire & golf clubs nearby. Just a short stroll away Glathule Village with its variety of cafes, boutique shops, pubs, and an array of restaurants.

The picturesque village of Dalkey, with its high-end shopping and restaurants is also just a walk away. Excellent local schools include Castlepark, Loreto Abbey Dalkey and the Harold National School. The Dart is a short walk away at Sandycove Dart Station allowing easy access to the City Centre.

## Features

- Spacious 1930's residence (165sq.m)
- In need of complete renovation
- Superb location
- Four bedrooms
- South facing rear garden
- Garage
- Potential to enlarge the accommodation if so desired
- Close to a range of amenities

## View

Strictly by appointment with the selling agents Beirne & Wise,  
T: 01 2880900









## Accommodation

### PORCH

Tiled floor

### HALLWAY

3.30m x 3.60m

Spacious and bright with a window to the front aspect. Staircase to first floor with cupboard under.

### DRAWING ROOM

4.02m x 4.75m

Large reception room with bow window to the front aspect overlooking the garden. Feature open fireplace. Sliding doors to:

### DINING ROOM

4.02m x 4.28m

Window to the rear aspect.

### BREAKFAST ROOM

3.30m x 4.48m

Rayburn stove (not tested). Windows to the side aspect.

### KITCHEN

3.30m x 3.18m

Wall and floor presses. Large window overlooking the rear gardens. Door to side.

### BATHROOM

Bath, wash hand basin and W.C. Window to the side aspect.

### FIRST FLOOR LANDING

Window to the side aspect.

### BEDROOM 1

4.02m x 4.80m

Bow window to the front aspect. Feature fireplace.

### BEDROOM 2

4.02m x 4.30m

Window to the rear aspect.

### BEDROOM 3

3.30m x 4.23m

Window to the rear aspect.

### BEDROOM 4

3.30m x 2.58m

Window to the front aspect.





W.C.

Wash hand basin and W.C. Two windows to the side aspect. Hot press. Access to Attic.

#### OUTSIDE

There is off street car parking to the front, accessed via wrought iron gates which leads to the garage. The front garden is bound by mature hedging and trees. A side pedestrian gate leads to the south facing rear gardens with a mature shrubs and trees. Brick built store.

#### GARAGE

2.75m x 5.30m

Double doors to the front.

#### B E R

Ber No. 118823947

Output. 426.14 kWh/m<sup>2</sup>/yr













