



Ivanhoe

26 Belgrave Road, Monkstown, Co. Dublin

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Ivanhoe, 26 Belgrave Road, Monkstown, Co. Dublin

Features

- Much loved period residence extending to approx.. 205 sqm (2,207 sqft)
- Attractive red brick façade with railed and lawned front garden.
- Excellent off streetcar parking.
- West facing rear garden with Indian sandstone patio, raised beds, mature shrubs trees and lawn.
- Elevated position with partial sea views from the upper rooms.
- Many period features intact including coving, centre roses, picture rails and ornate fireplaces.
- Excellent off streetcar parking for two cars to the rear via electric up and over door, side passage providing convenient access from front to rear.
- Gas fired central heating.
- Fitted carpets, curtains and kitchen appliances included in the sale.
- Minutes from Seapoint seafront, coastal walks, dart stations, bus services and a host of amenities at Blackrock, Dun Laoghaire and Monkstown.
- Completely re-roofed recently
- Close to many of south county Dublin's finest primary and secondary schools.



Owned and cherished by the same family since 1981, 26 Belgrave Road is a much-loved period residence of elegance and character, now ready to welcome its next chapter. With its handsome red brick façade, railed front garden and elevated position, this house commands a dignified presence on one of Monkstown most sought-after roads. Behind its beautiful stained glass hall doors lies a home of generous proportions extending to approximately 205 square metres (2,207 square feet) across two floors. Rich in original detail from wide plank pitch pine floors and intricate coving to ornate fireplaces, it combines the grace of a bygone era with the comfort of modern family living. A thoughtful extension to the rear has created expansive light filled living spaces, while the much-admired west facing garden provides a tranquil and private retreat. Practical as well as beautiful, the property boasts excellent off street car parking to the rear, accessed via an up and over electric door with space for two cars, a rare and valuable feature in this location. Partial sea views from the upper rooms offer a daily connection to the coast, while side access enhances both convenience and flexibility.

The entrance hallway with a stained-glass fan light, elegant ceiling coving, pitch pine floorboards sets the tone for the home. To the front the drawing room with magnificent bay window with stained glass and carved mahogany fireplace interconnects with a delightful living room beyond. Here another fine fireplace, coving and pitch pine floors continue the sense of period refinement. A shower room is discretely positioned at hall level while to the rear lies the heart of modern family living a beautiful kitchen/living/breakfast room. Extended to great affect this impressive space boasts hardwood floors, apex glazed roof, French doors to the garden and a cast iron fireplace lending warmth. A well fitted kitchen with granite worktops, Neff appliances and excellent storage ensure both function and style. Upstairs the sense of scale continues. The principal bedroom is a room of presence, its wide bay window framing beautiful views over Dublin Bay. A fireplace and extensive wardrobes complete the room. Three further bedrooms, each with its own character, are served by a generous family bathroom featuring stained-glass windows, bath with shower over and a heated towel rail.

To the front a railed and lawned garden with mature planting providing a graceful, elevated approach. To the rear a delightful west facing garden has been beautifully landscaped with Indian sandstone patio, raised beds and a lawned section surrounded by mature trees and shrubs. As evening light floods the space it becomes a serene haven for dining, entertaining or simply relaxing in privacy. Practical additions include a boiler house, potting sheds and rear parking for two cars.

What truly sets 26 Belgrave Road apart is its setting. Just moments from the coast and within walking distance of Monkstown and Blackrock villages, daily life here blends cosmopolitan vibrancy with coastal calm. Morning coffee at Avoca or Café du Journal, artisan produce from local boutiques and evenings dining at a choice of excellent restaurants such as Bresson's or Brasserie 8A are all within a short stroll. The sea is a constant presence, with Seapoint's shoreline only minutes away from bracing swims or leisurely coastal walks towards Blackrock or Sandymount. For sailing enthusiasts, the yacht clubs of Dun Laoghaire beckon nearby. Connectivity is effortless with Monkstown / Seapoint Dart station at the end of the road and frequent bus services (7, 7A & S8) at the other placing Dublin city centre within easy reach. Excellent schools of both primary and secondary level are close at hand.

To live at 26 Belgrave Road is to enjoy the very best of Monkstown, an elegant period home very close to the sea, a sunlight garden and a lifestyle defined by community, convenience and coastal charm.





Accommodation

Entrance Hall: 1.6m x 9m (5'3" x 29'6") with beautiful ceiling coving, wide plank pitch pine floorboards, hall door with beautiful stain glass over

Drawing Room: 4.4m x 4.1m (max) (14'5" x 13'5" (max)) with beautiful bay window with stained glass, ceiling coving, picture rail, centre rose, pitch pine floorboards, magnificent mahogany fireplace with carved timber surround and ornate tiled inset, sliding doors leading through to the

Living Room: 4.19m x 4.22m (13'9" x 13'10") with pitch pine floorboards, ceiling coving, picture rail, centre rose, magnificent oak fireplace with ornate carved timber surround and tiled inset with gas fire, glazed doors leading through to the

Shower Room: with tiled floors and walls, wc, fully tiled step in shower, built in medicine cabinet, vanity wash hand basin with mirror and shaving socket over

Kitchen/Breakfast Room: 5.5m x 9.4m (18'1" x 30'10") with wide plank hardwood flooring, an excellent range of built in cupboards, well fitted kitchen with range of floor and eye level units, Neff electric double oven, four ring stainless steel gas hob, granite worksurfaces, undermounted stainless steel sink unit, space for dishwasher, space for a washing machine, integrated extra-large fridge, recessed downlighting, French doors and windows overlooking the rear garden, cast iron fireplace, two windows to the side, porthole window, Apex glazed roof

First Floor

Bedroom 1 (Master): 6.4m x 4.3m (max) (21' x 14'1" (max)) with beautiful bay window overlooking the front, magnificent views over Dublin Bay, excellent range of built in wardrobes, magnificent fireplace with hand painted carved timber surround and tiled inset

Bedroom 2: 4m x 4.3m (13'1" x 14'1") with built in wardrobes, ceiling coving, window overlooking rear

Family Bathroom: with tiled floors and walls, stained glass windows overlooking the side, bath with triton shower over, vanity wash hand basin, wc, heated towel rail, door to hot press

Bedroom 3: 3.2m x 2.7m (10'6" x 8'10") with window to the side, cast iron fireplace

Bedroom 4: 3.7m x 3.1m (12'2" x 10'2") with window overlooking rear

BER Information

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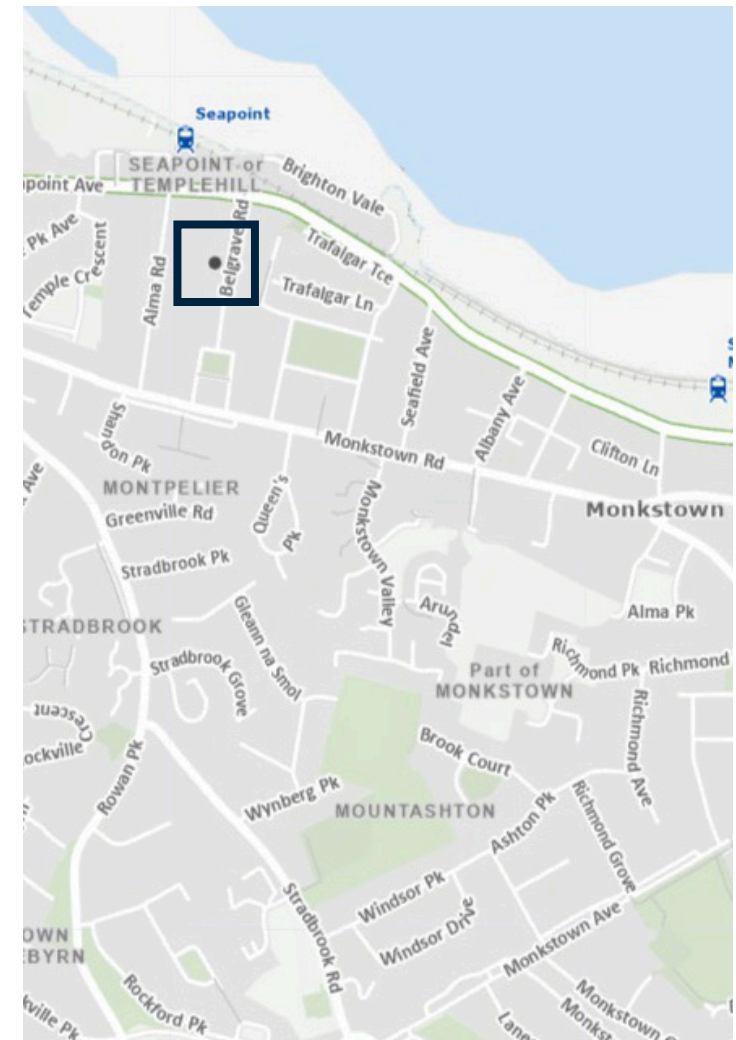
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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