



30 Mulgrave Street  
Dun Laoghaire, Co. Dublin

Lisney | Sotheby's  
INTERNATIONAL REALTY





## 30 Mulgrave Street, Dun Laoghaire, Co. Dublin

### Features

- In walk in condition; renovated and decorated to an extremely high standard of finish
- Overall floor area of approximately 205sq.m (2,207sq.ft)
- Top of the range integrated kitchen appliances and window shutters included in the sale
- Beautifully landscaped rear garden measuring approximately 16m (52ft) in length
- Air to water heating system
- Underfloor heating throughout the ground floor
- B1 energy rating
- PhoneWatch alarm system
- Prime location close to amenities and facilities of Dun Laoghaire
- Close to public transport facilities including numerous bus routes on the doorstep and DART stations at Dun Laoghaire

Step into a world of refined luxury and sophisticated living at 30 Mulgrave Street, an exceptional residence where classic architecture blends seamlessly with modern design and high-spec finishes. Enjoying one of the area's most desirable addresses, this beautifully appointed period home offers expansive, versatile accommodation designed for both entertaining and everyday family life.

A striking entrance hall, complete with a discreet cloakroom and guest W.C., sets the tone for the elegant interiors beyond. Designed to the highest standards, the ground floor boasts a suite of impressive living and entertaining spaces, including a state-of-the-art kitchen, where bespoke cabinetry, high quality integrated appliances, and Dekton stone worktops create a culinary haven. The adjoining dining room is perfect for intimate family meals or lavish dinner parties and opens to the rear garden. A stylish sitting room and a warm, inviting living room both positioned at the end of the entrance hall are both bathed in natural light and finished with exquisite detailing. A dedicated home office offers a peaceful retreat for work or study and opens through a sliding door to a beautifully designed ground-floor bedroom with its own en-suite shower room, ideal for guests or multigenerational living and has a door to the rear garden.

Upstairs, the accommodation continues to impress with three generously sized bedrooms, including. The sumptuous main bedroom suite features a custom-designed walk-in wardrobe and a luxuriously appointed en-suite shower room. The two other double bedrooms are thoughtfully designed for comfort and style. A sleek, contemporary family bathroom with premium fixtures and fittings completes this level.

The landscaped rear garden is a true outdoor escape. It incorporates a sunken patio area offering a sheltered space for alfresco dining or evening relaxation, while the lush lawn is framed by a gravelled path that leads to a secondary patio, crafted with a suspended timber floor the perfect setting for outdoor entertaining or quiet contemplation. There is a large utility room plumbed for a washing machine and dryer with a garden shed offering excellent storage.

The location of 30 Mulgrave Street is second to none being situated in the heart of Dun Laoghaire only minutes from all local amenities in the town centre, seafront and nearby villages of Sandycove, Glasthule and Monkstown. There is an excellent selection of primary and secondary schools in the surrounding area as well as a wide choice of recreation and leisure facilities together with interesting walks along the seafront, swimming at the Forty Foot, local tennis clubs and extensive marine activities in Dun Laoghaire yacht clubs and Harbour. The area is extremely well served by public transport with numerous bus routes including the 46A and DART at Dun Laoghaire all offering ease of access to the city centre and beyond. The Aircoach service operates on the hour providing an express route to Dublin Airport.









## Accommodation

**Entrance Hall:** 7.25m x 1.4m (23'9" x 4'7") with beautiful original fanlight over the front door, PhoneWatch alarm panel, sunken matt well, beautiful herringbone floor, detailed ceiling coving, recessed lighting, ample understairs storage and floor to ceiling sliding glass door opening to the

**Kitchen:** 6.3m x 4.25m (20'8" x 13'11") with a range of fitted cupboards and units, Dekton work surfaces, Bora Induction Hob with central extractor fan, integrated Siemens electric oven, integrated Siemens microwave, integrated Bosch fridge/freezer, integrated Neff dishwasher, wine rack, provision for a wine fridge, excellent storage cupboard, pantry area, recessed lighting, window shutters, beautiful herringbone timber floor and opening through to the

**Dining Room:** 5.35m x 3m (17'7" x 9'10") with herringbone timber floor and double glass panelled doors opening out to the rear garden

**Sitting Room:** 5.45m x 3.5m (17'11" x 11'6") with original timber floor, open fireplace with timber mantle and overlooks the rear garden

### Lower Garden Level

**Living Room:** 5.3m x 3.6m (17'5" x 11'10") with tiled floor, recessed lighting and double glass panelled doors leading out to the rear garden

**Home Office:** 2.5m x 4.3m (8'2" x 14'1") with ceiling coving, recessed lighting, window shutters and sliding door leading to

**Bedroom 4:** 3.8m x 2.8m (12'6" x 9'2") with centre rose, recessed lighting, herringbone timber floor, door (which was originally a window) out to the rear garden and door to

**En Suite Shower Room:** 1.45m x 1.5m (4'9" x 4'11") with shower, wash hand basin, tiled floor, fully tiled walls and recessed lighting

**Cloakroom:** 1.05m x 1.5m (3'5" x 4'11") with w.c., wash hand basin, herringbone floor and recessed lighting

**First Floor Landing:** with large Velux window, hatch to attic and detailed ceiling coving

**Bedroom 1:** 3.8m x 4.3m (12'6" x 14'1") with ceiling coving, centre rose, timber floor, window shutters and sliding door through to the

**Walk In Wardrobe:** 2.85m x 2.95m (9'4" x 9'8") with ample fitted shelving, hanging area, shelves and glass sliding door through to the

**En Suite Shower Room:** 2.7m x 1.2m (8'10" x 3'11") with step in double tray shower with monsoon head over, wash hand basin with cupboard under, w.c., fully tiled walls and tiled floor

**Bedroom 2:** 3.55m x 3m (11'8" x 9'10") with ceiling coving,

centre rose, timber floor, recessed lighting and window shutters

**Bedroom 3:** 3.1m x 3.8m (10'2" x 12'6") with timber floor, ceiling coving and centre rose

**Bathroom:** 2.25m x 2.6m (7'5" x 8'6") with separate step in shower with monsoon head, w.c., wash hand basin, heated towel radiator, fully tiled walls and tiled floor

## BER Information

BER: B1.

BER No: 118718121.

EPI: 99.77 kWh/m<sup>2</sup>/yr.

## Eircode

A96 TX65









## OFFICES

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
T: 01 285 1005  
E: dalkey@lisneysir.com

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820

103 Upper Leeson Street,  
Ballsbridge, Dublin 4, D04 TN84.  
T: 01 662 4511

29 Dunville Avenue,  
Ranelagh, Dublin 6, D06 K283.  
T: 01 662 4511

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2, D02 PH42  
T: 01 638 2700

1 South Mall,  
Cork, T12 CCN3  
T: 021 427 8500



lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

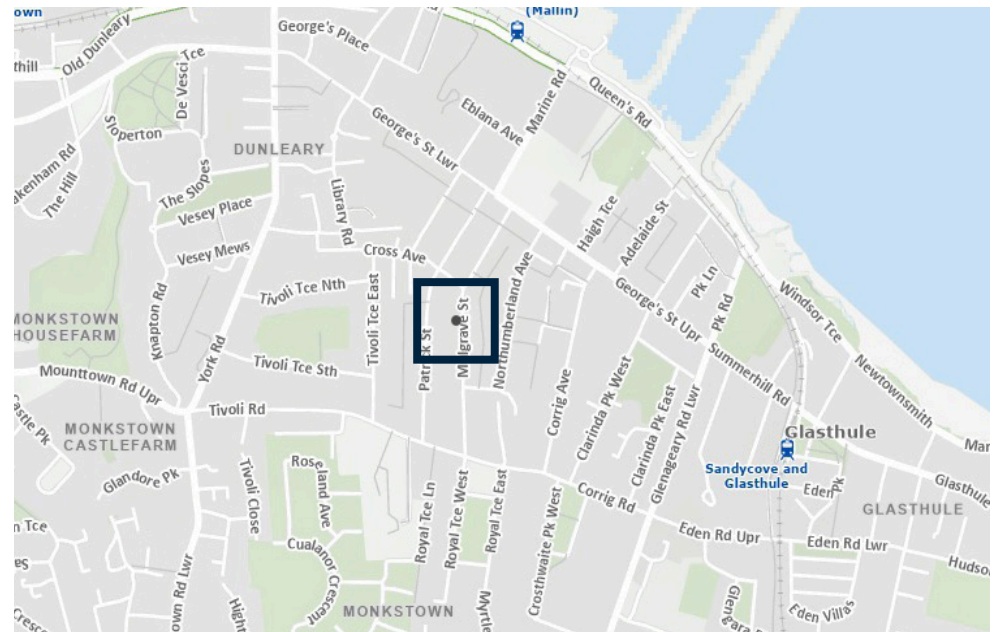
Ground Floor



First Floor



Garden Floor



Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.

Copyright © Taitte Fiearmann - Surveying  
Licence No. CYAL50423539.







© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's  
INTERNATIONAL REALTY