

BER B3



16 Sandycove Avenue East
Sandycove, Co. Dublin

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INTERNATIONAL REALTY

16 Sandycove Avenue East, Sandycove, Co. Dublin

Features

- Landmark, fully renovated period residence in a prime coastal setting extending to approx. 197 sqm (2,120 sqft)
- Exceptional Sandycove location moments from the sea and the Forty Foot
- Architectural elegance with ornate cornicing, centre roses and panelling throughout
- Excellent B3 energy rating – modern efficiency with period charm
- Beautifully balanced accommodation for both entertaining and family living
- High-quality fitted kitchen with integrated appliances
- Railed and walled front garden enhancing privacy and presence
- Central internal courtyard bringing light and calm to the heart of the home
- West-facing rear garden enjoying excellent afternoon and evening sun
- Brand new high quality fitted carpets, curtains and kitchen appliances included in the sale
- Immediate access to coastal walks, sailing, swimming and village amenities
- Excellent transport connectivity via DART, bus routes and road network
- Gas fired central heating



This remarkable period residence represents a rare opportunity to acquire a fully restored coastal home of exceptional quality in one of South County Dublin's most distinguished seaside addresses. Having been meticulously renovated, modernised and redecorated throughout, the house offers an elegant fusion of refined period craftsmanship and discreet contemporary luxury, all presented in flawless turnkey condition. This exquisitely renovated home combines traditional elegance with modern efficiency, holding an excellent B3 energy rating, ensuring both comfort and sustainability for the discerning buyer.

The accommodation which extends to approximately 197 sqm (2,120 sqft) is both gracious and thoughtfully composed, providing a sequence of beautifully proportioned rooms that lend themselves equally to formal entertaining and everyday family life. Original architectural detailing, ornate cornice work, centre roses, panelling and feature fireplaces have been carefully preserved and enhanced, while engineered limewashed oak flooring introduces a calm, contemporary aesthetic throughout. The property offers an excellent balance between reception rooms, relaxed living spaces and well sized bedrooms offering comfort, flexibility and privacy. Externally, the house unfolds in a series of elegant and intimate outdoor spaces. A railed and walled front garden

creates a sense of arrival and separation from the street, while a charming internal courtyard draws natural light deep into the centre of the home. To the rear lies a delightful west-facing garden, a true sun-trap that enjoys long afternoon and evening light, offering a private and tranquil setting for outdoor dining, entertaining, or quiet relaxation.

Sandycove is synonymous with refined coastal living, combining village charm, a strong sense of community, and immediate access to the sea. The property is just moments from Sandycove Beach, the iconic Forty Foot, and the renowned coastal walks stretching through Glasthule to Dalkey, offering a lifestyle defined by fresh air, open water, and natural beauty. Nearby Dun Laoghaire provides an exceptional range of amenities including marina and sailing facilities, yacht clubs, coastal promenades, boutique shopping, cafés, restaurants, theatres, and cultural venues. The area is superbly connected, with the DART at Sandycove and Glasthule offering swift access to Dublin city centre, supported by frequent bus services and excellent road links. Together with a selection of highly regarded schools, this location offers a rare blend of coastal serenity and urban convenience, making this very much a lifestyle purchase of enduring appeal.





Accommodation

Entrance Hall: 10.8m x 2m (35'5" x 6'7") with beautiful lead panelled and multi-coloured glass windows either side of the front door, rectangular fanlight over, ornate cornice work, centre rose, picture rail, dado rail, panelling, engineered white limewash oak floor, sunken mat well, radiator cover and understairs storage with plumbing for washing machine & dryer

Cloakroom/Guest W.C.: with w.c., wash hand basin, wainscoting and recessed lighting

Drawing Room: 4.7m x 5.8m (15'5" x 19') with box bay window to the front, beautiful ornate cornice work, centre rose, coal effect gas fire with cast iron mantle surround and tiled inset, panelling, dado rail, radiator cover, engineered herringbone white limewash oak floor and bi-folding double doors leading to the

Sitting Room: 4.8m x 3.9m (15'9" x 12'10") with ornate cornice work, centre rose, coal effect fireplace with cast iron mantle and surround with tiled inset, panelled walls, radiator cover and box seat and engineered herringbone white limewash oak floor

Kitchen: 3.4m x 4.5m (11'2" x 14'9") with a range of fitted cupboards and units, sink unit, integrated Belling four ring electric hob with extractor fan over, integrated double Neff

electric oven, integrated Neff warming drawer, work surfaces, recessed lighting, ceiling coving, integrated Neff dishwasher and engineered limewash oak timber floor

Dining Room: 3.8m x 3.7m (12'6" x 12'2") with opening through to the family room, ceiling coving, recessed lighting, engineered limewash oak timber floor, box bay window with window seat and radiator cover

Family Room: 2.4m x 4m (7'10" x 13'1") with log effect gas induction fireplace with timber mantle, fitted shelving, ceiling coving, double doors out to an inner courtyard and double doors out to the rear garden

Landing: 4.5m x 1.9m (14'9" x 6'3") with ceiling coving, dado rail, timber panelling, shelving walk in hot press and radiator cover

Bedroom 3: 3.5m x 3.3m (11'6" x 10'10") with fitted wardrobes and recessed lighting

Bathroom: 2.2m x 3m (7'3" x 9'10") with bath with marble surround, separate step in shower with monsoon head, w.c., wash hand basin with cupboards under, porcelain tiled floor, heated towel rail, hatch to attic and fitted shelving

First Floor Landing: 3.7m x 2m (12'2" x 6'7") with centre rose,

ceiling coving, radiator cover, dado rail and timber panelling

Bedroom 2: 3.4m x 4m (11'2" x 13'1") with ceiling coving, centre rose and radiator cover

Bedroom 3: (Principal) 4.3m x 4.9m (14'1" x 16'1") with a range of fitted wardrobes, ceiling coving, centre rose, vanity unit, radiator cover and door to

En Suite Shower Room: 1m x 3.9m (3'3" x 12'10") with step in shower with monsoon head, wash hand basin with cupboards under, w.c., heated towel rail, timber panelled walls, cupboard with fitted shelving, skylight and porcelain tiled floor

Bedroom 4: 3.6m x 2.5m (11'10" x 8'2") presently laid out as a walk in wardrobe with fitted wardrobes, radiator cover and ceiling coving

BER Information

BER: B3.

BER No: 107604134.

EPI: 149.06 kWh/m²/yr.

Eircode

A96 YP30



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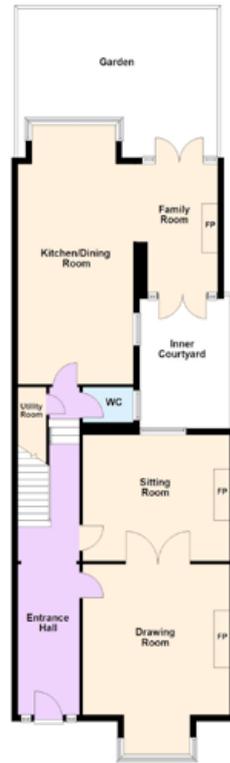
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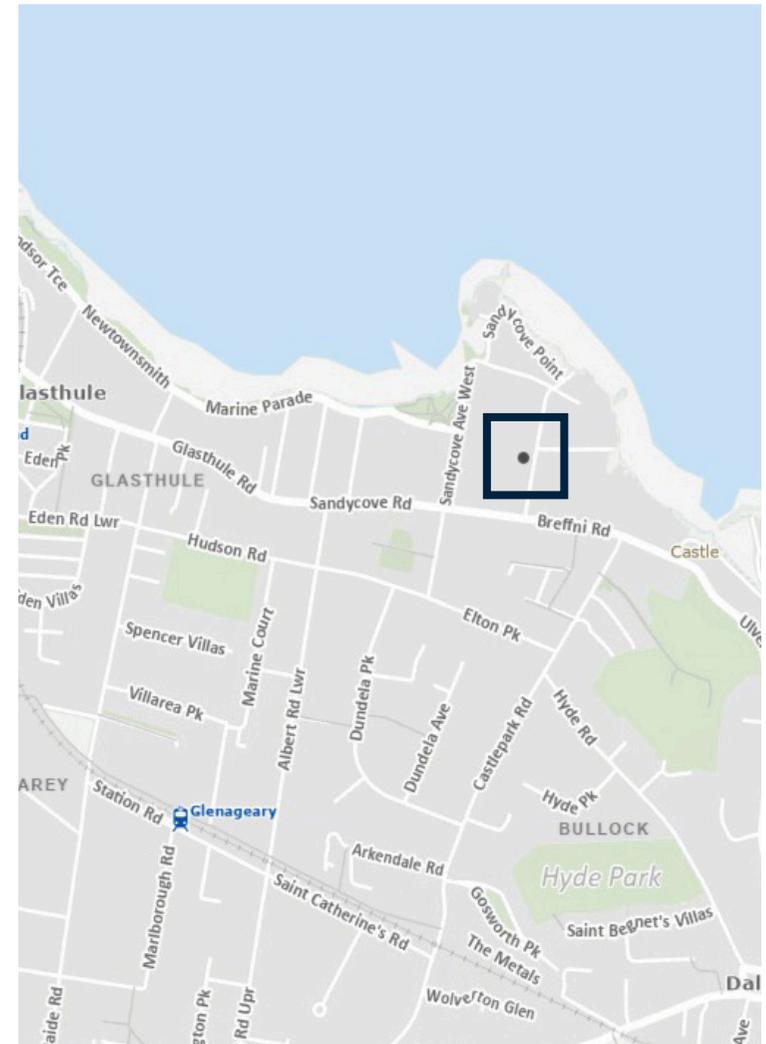
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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