



7 Marine Court
Sandycove, Co. Dublin

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INTERNATIONAL REALTY



7 Marine Court, Sandycove, Co. Dublin

Features

- Highly desirable prestigious residential location
- Presented in excellent decorative order representing a turn-key walk-into situation.
- Secure off-street parking
- Generous portioned accommodation extending to approximately 185sq.m (1991sq.ft)
- Sunny west facing landscaped rear garden measuring approximately 14.5m (48ft)
- Very convenient to the wonderful amenities in Sandycove, Glasthule and Dalkey villages with Dun Laoghaire also being within easy reach
- Peaceful walks by Sandycove Harbour, the Forty Foot, Dun Laoghaire seafront and piers as well as over Killiney and Dalkey hills
- Within a stroll of excellent schools, recreational and leisure facilities and transport with the DART on Station Road providing ease of access to the city centre
- Gas fired central heating
- Double glazed windows throughout

This is a beautifully appointed residence in one of Dublin's most desirable coastal enclaves. From the moment you step into the entrance porch, the sense of warmth and welcome is unmistakable. The porch leads into a generous entrance hall, where a contemporary shower room is thoughtfully positioned for convenience.

To the front of the home, the living room provides a bright and inviting space, enhanced by its natural light and calm ambience. To the rear, the kitchen and dining room form the heart of the property, opening directly onto the garden and creating a harmonious connection between indoor comfort and outdoor enjoyment. A well proportioned ground floor bedroom completes this level, offering flexibility for guests, family, or those seeking a quiet workspace.

The first floor hosts four additional bedrooms, one of which is currently arranged as a utility room and fully plumbed for a washing machine and dryer. A modern shower room serves this floor, ensuring comfort for a busy household. Rising to the converted attic, you'll find an impressive main bedroom suite, complete with an en suite shower room and generous eaves storage, creating a tranquil and private retreat. The rear garden has been designed for low maintenance living and enjoys a coveted south westerly orientation, bathing the space in afternoon and evening sunshine. Pedestrian access leads to the front of the property, where off street parking adds further convenience.

Beyond the home itself, the location elevates this property to something truly exceptional. This is an enviable coastal address, positioned just moments from the charming villages of Sandycove and Glasthule, as well as the vibrant heritage town of Dalkey. Here, artisan cafés, gourmet restaurants, boutique shopping, and a host of highly regarded schools are all within easy walking distance. Connectivity is superb, with both Sandycove & Glasthule and Glenageary DART stations a short stroll away, offering swift and effortless access to Dublin City. Families will appreciate the proximity to excellent primary and secondary schools, including Castle Park, Harold National School, and Loreto Abbey Dalkey.

The surrounding area is rich with recreational opportunities. Enjoy invigorating coastal walks, hikes over Dalkey and Killiney Hills, or days spent sailing from one of Dún Laoghaire's four yacht clubs and marina. Tennis, golf, and GAA clubs are also close at hand, supporting an active and fulfilling lifestyle.





Accommodation

Entrance Porch: 1.48m x 1.4m (4'10" x 4'7") with tiled floor and opens through to the

Entrance Hall: 4.5m x 1.5m (14'9" x 4'11") with herringbone timber flooring, ceiling coving, recessed lighting, wainscoting and radiator cover

Family Room/ Bedroom: 4.6m x 2.3m (15'1" x 7'7") with enclosed fuse board

Shower Room: with step in shower, w.c., wash hand basin with cupboards under, wainscoting, tiled floor and recessed lighting

Living Room: 5.1m x 3.4m (16'9" x 11'2") with herringbone timber flooring, fitted shelving and cupboards under, recessed lighting, ceiling coving, raised log effect gas fire, sliding glass panelled doors leading to the

Dining/ Kitchen/ Breakfast Room

Dining Room Area: 3.6m x 3.4m (11'10" x 11'2") with herringbone timber flooring, recessed lighting, ceiling coving, sliding patio door out to the rear garden and large opening through to the

Kitchen/ Breakfast Room: 3.7m x 4.1m (12'2" x 13'5") Newcastle Design Kitchen with a range of fitted cupboards and units, centre island, beautiful Corian work surfaces, integrated four ring Neff electric hob with extractor fan over, integrated Neff electric oven, plumbed for dishwasher, sink unit, integrated fridge/freezer and larder

Upstairs

Landing

Bedroom 1 :3.2m x 4.7m (10'6" x 15'5") with fitted wardrobes and ceiling coving

Bedroom 2: 4.3m x 2.8m (14'1" x 9'2") with fitted wardrobes and ceiling coving

Bedroom 3: 4.5m x 4.6m (14'9" x 15'1") with ceiling coving

Bedroom 4/ Utility Area: 2m x 3.7m (6'7" x 12'2") with fitted wardrobes, plumbing for washing machine & dryer and ceiling coving

Shower Room: with step in double tray shower, w.c., wash hand basin with cupboards under, heated towel rail, partially tiled walls and tiled floor

Converted Attic

Landing: with recessed lighting and eave storage

Attic Room: 4.5m x 4.2m (14'9" x 13'9") currently laid out as a bedroom, with two Velux windows, a range of fitted cupboards and shelving, recessed lighting and door to

En Suite Shower Room: with step in shower with monsoon head over, w.c., wash hand basin with cupboards under, fully tiled walls, heated towel rail, recessed lighting, tiled floor and Velux window

BER Information

BER: B3.

BER No: 101244630.

EPI: 148.57 kWh/m²/yr.

Eircode

A96 P2N3





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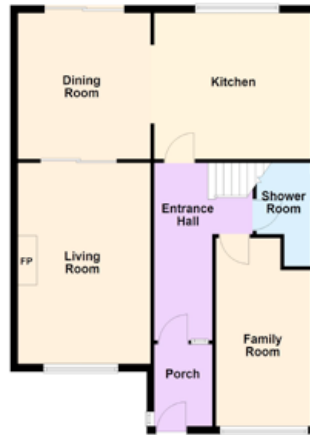
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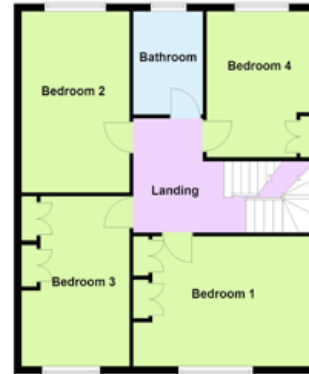
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FLOOR PLANS Not to scale - for identification purpose only.

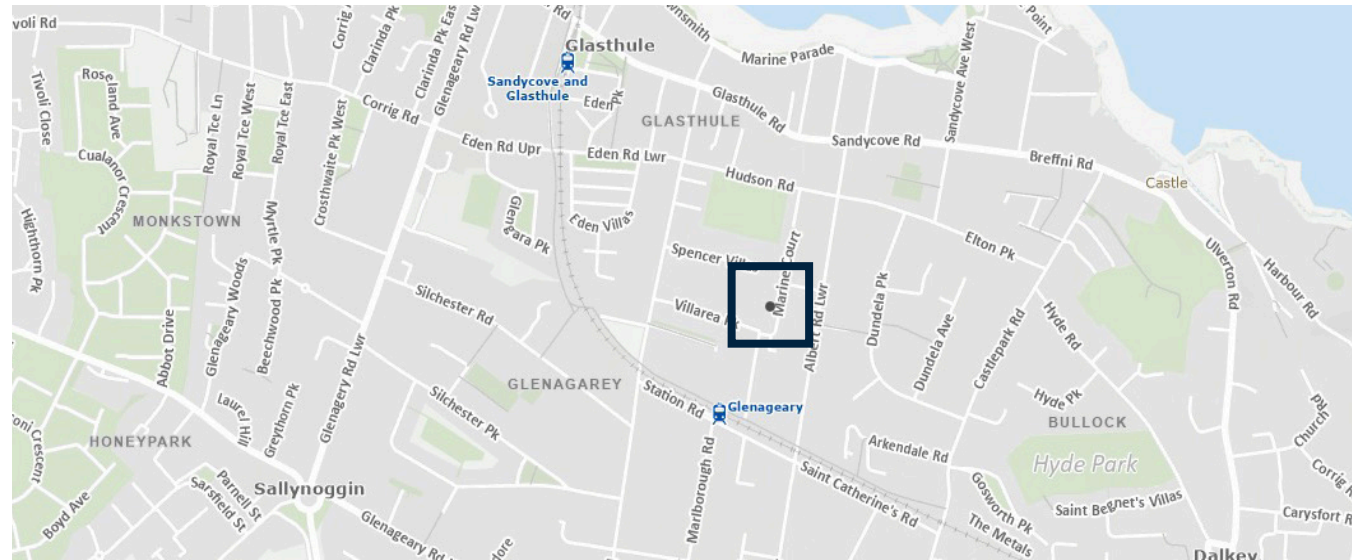
Ground Floor



First Floor



Second Floor



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