



2 Haigh Terrace
Dun Laoghaire, Co. Dublin

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INTERNATIONAL REALTY

2 Haigh Terrace, Dun Laoghaire, Co. Dublin

A striking double fronted period home on this quiet road tucked away off Dun Laoghaire's main street, 2 Haigh Terrace boasts impressive accommodation that has been immaculately kept and upgraded in this prime location. Having been upgraded in recent years, the property requires little work to create a fabulous family home in the heart of Dun Laoghaire.

The property is approached by granite steps which lead up to the front door. At this level, there are three generous reception rooms, currently in use as offices, while to the rear return there is a kitchenette with window overlooking the rear garden. The original stairs to the garden level are still in situ and could be easily reopened to create a single family home. Upstairs, there are three further rooms, currently in use as offices but have the potential to be wonderful bedrooms, and two separate w.c's for the office spaces to the front. At the garden level there is a self-contained two bedroom apartment with separate access to the front and rear. Internally there is an entrance hall with understairs shower room, while at the far end there is a guest w.c. To the right there is a large kitchen/living/dining room while to the left are two bedrooms.

A particular feature of the property is a large south-easterly rear garden, extending to approximately 16 metres (50 feet) in length. The garden is currently laid out in parking and can fit six cars, and is accessed from Mariner's Court by a sliding electric gate. There is also side pedestrian access leading back around to Haigh Terrace.

The location is of unparalleled convenience being situated on this highly regarded avenue adjacent to the bustling thoroughfare of Dun Laoghaire which offers extensive shopping, restaurants, cafes, churches, the Pavilion Theatre, IMC Cinema, the iconic Lexicon Library by the seafront, the East and West Piers and the People's Park. Walks abound for children and dog lovers by the sea, along the Metals (dating from 1815) to Killiney Hill and Dalkey along with the secret parks of Royal Terrace, Clarinda Square, and the playground at Cualanor and Honeypark. There are excellent primary and secondary schools nearby while the DART, main line trains and many buses serve the town. Recreational and leisure facilities abound including gyms, rugby, football, GAA, hockey and tennis, the four yacht clubs in the marina appealing to sailing enthusiasts while the Forty Foot and Sandycove Beach attract year round swimmers. Nearby villages include Monkstown, Sandycove and Glasthule and offer further boutique shopping and restaurants.

Features

- Double fronted period property that has been immaculately kept
- Many period features still in place
- Large sunny rear garden with off street parking for multiple cars
- Upgraded in recent years
- Laid out in six separate offices on the upper two floors, and a two bedroom apartment at garden level
- Gas fired central heating
- Floor area extending to approximately 250 sqm (2,691 sqft)



Accommodation

Entrance Hall: 7.9m x 1.9m (25'11" x 6'3") with timber window overlooking the rear garden at the return, kitchenette with single bowl stainless steel sink, space for undercounter fridge, drawer units and storage, and potential to open up the original staircase leading down to garden level

Room 1: 3.8m x 4.6m (12'6" x 15'1") to the front left with sliding sash window, original timber shutters, cornice work, and open fire with cast iron fireplace and tiled inset

Room 2: 4.5m x 3.6m (14'9" x 11'10") to the rear left with sliding sash window, original timber shutters and cornice work

Room 3: 7.6m x 4.8m (24'11" x 15'9") to the right with dual aspect sliding sash windows to the front and rear, original timber shutters, cornice work, and fireplace

First Floor Return: with large feature timber window overlooking the rear

First Floor Landing: with access to attic

Room 4: 4m x 4.6m (13'1" x 15'1") to the front left with sliding sash window with sea views, original timber shutters, and timber fireplace with tiled inset

Room 5: 3.5m x 4.5m (11'6" x 14'9") to the rear left with sliding sash window, original timber shutters in place and fireplace

W.C. 1: with w.c., wash hand basin, tiled splashback and tiled floor

W.C. 2: with w.c., wash hand basin, tiled splashback and tiled floor

Room 6: 7.4m x 4.7m (24'3" x 15'5") to the right, dual aspect with feature sliding sash windows to the front and rear, original timber shutters, original marble fireplace with cast iron inset and Stira access to the attic

Garden Level Apartment: with security alarm system and telephone intercom access

Understairs Shower Room: 1.8m x 2.1m (5'11" x 6'11") with tiled floor, part tiled walls, step in shower & w.c.

Entrance Hall: 8m x 1.8m (26'3" x 5'11") with step down, tiled floor, original stairs leading up to the main house, shelved storage, understairs storage and Siemens heating controls

Guest W.C.: with window to the rear, tiled floor, w.c., wash hand basin and Vokera gas boiler

Kitchen/Living/Dining Room: 7.6m x 4.5m (24'11" x 14'9") with part flag and part tiled floor, windows overlooking the front, window and door to the rear garden, a range of wall and floor

presses and drawers, space for undercounter fridge, space for undercounter freezer, stainless steel integrated oven with four ring Bosch induction hob over, integrated Bosch dishwasher, one and a half bowl stainless steel sink and stainless steel extractor fan

Bedroom 1: 4.5m x 3.9m (14'9" x 12'10") with sliding sash window overlooking the front

Bedroom 2: 3.9m x 3.6m (12'10" x 11'10") with sliding sash window overlooking the rear garden and original timber shutters in place

Outside: to the rear is gravelled parking for several cars behind large timber sliding electric gate, steps down to a concrete patio that opens into the garden level apartment, pedestrian access to the side leading out to a rear laneway and boiler house housing a second Vokera gas boiler

BER Information

BER: Exempt

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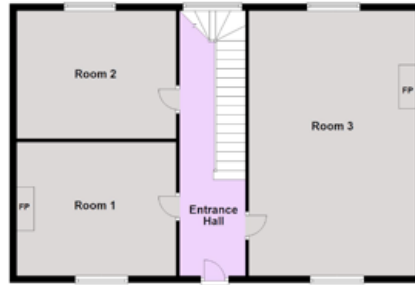
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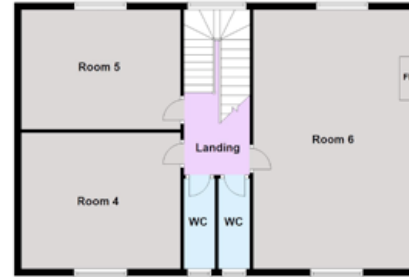


FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



Basement



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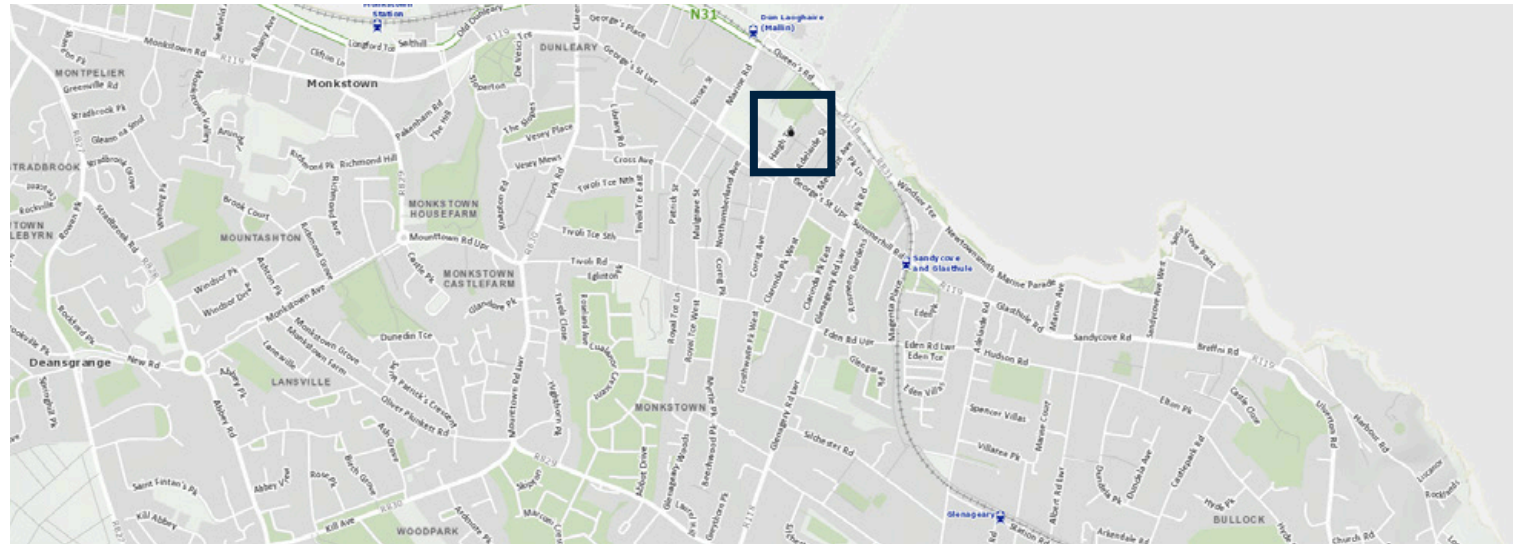
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