



Willowbank

4 Willow Bank

Monkstown • Co. Dublin

**“A MAGNIFICENT END OF TERRACE VICTORIAN RESIDENCE
C.1864 EXTENDING TO APPROXIMATELY 341 SQ.M. / 3,670 SQ. FT.
SITUATED IN THIS MATURE LEAFY ENCLAVE OF MONKSTOWN”**



4 WILLOW BANK

The property boasts an abundance of period features throughout including decorative cornicing, floorboards and original period fireplaces. To the side and rear of the property is a beautiful mature garden with ample off street parking that takes advantage of the south and westerly aspects.

On entering the garden through an iron pedestrian gate, you are immediately greeted by two Magnolia trees and a Holly tree. A flight of Granite steps leads to the hall door. The entrance hall is bright and gracious with a large window. A black and white Amtico floor runs through to the inner hallway.

The first reception room is located to the front of the house with two picture sash windows and working shutters, white Marble fireplace and pitch pine timber flooring. Additional detailing includes intricate ceiling roses and cornicing.

The kitchen is off the hallway to the rear and is fitted with bespoke dark blue hand painted wall and floor units and black Granite countertops. An island fitted with various utilities forms a focal point of the room against the backdrop of a very large window facing onto the rear garden and courtyard. A double gas range, stand-alone fridge freezer and gas coal affect stove creates a lovely, homely space. Off the hallway to the rear side of the house is a dining room with original fireplace and sash window overlooking the side garden.



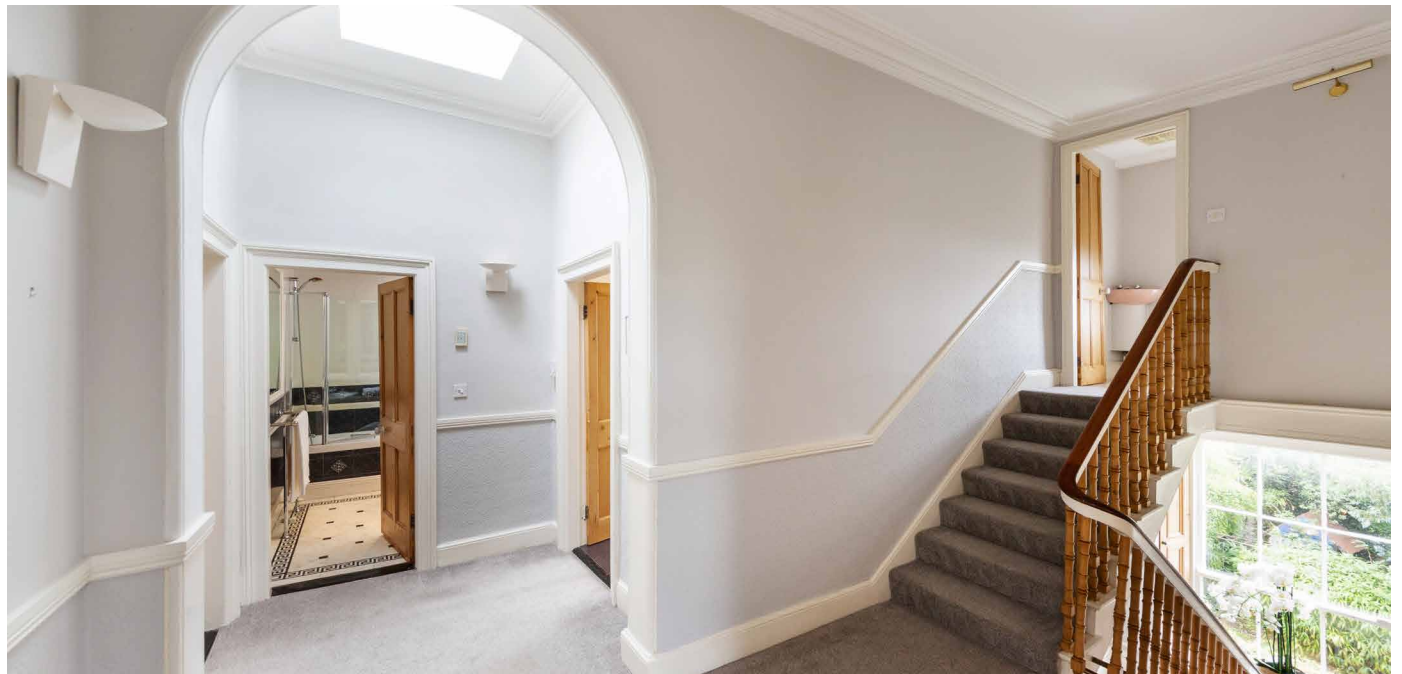




ACCOMMODATION

The first floor comprises four generous sized double bedrooms. The main bedroom overlooks the front garden, has fitted wardrobes, original white Marble fireplace and a Jack and Gill style en-suite. The second double bedroom, also with original fireplace has dual aspect over the front and side gardens. The third bedroom faces the side garden and the fourth, with dark timber floor faces the rear and has fitted wardrobes also. A family bathroom leads off the landing while a further WC is on the first-floor return.

The lower ground floor is approached from the ground floor stairs. To the front of the house, entered through double French doors from the hallway, is a large reception room with original sash windows, newly laid timber floor, gas coal effect stove and entrance to front garden. Off this is a kitchenette / utility room with fitted washing machine, tumble dryer and sink. Off the lower ground floor hallway are a further three rooms, one is laid out as a home office with fitted furniture and fully carpeted, while there are two further double bedrooms. A separate bathroom completes the accommodation on this floor.











FEATURES

- Gas fired central heating
- Recently re-wired and re-plumbed
- Double electric wrought iron gates
- Pedestrian entrance onto York Road
- Private Cul-de-sac location
- Ample off-street parking
- Alarm system





GARDEN

A door to the garden leads from the hallway which brings you out into the courtyard, enclosed and paved, home to the original coal shed. Wired with electric up lights, the rear garden is laid in both lawn and paved terraces, a purpose-built gas BBQ area further enhances the various alfresco dining locations.

This sizeable mature garden extends to approx. 0.3 acres, giving a feeling of tranquillity and countryside with its selection of herbs, shrubs, and flower beds along with some very fine specimens of trees to include Eucalyptus, Pear and Apple. The original stone wall surrounds the garden, and a beautiful red brick wall runs adjacent to the house and the boundary wall separating the back from the front garden.

LOCATION

Willow Bank is located just off Sloperton, a short stroll to Monkstown Village. Boasting an eclectic mix of shops, cafés and restaurants such as Salt at Avoca, Café du Journal, Bresson Brassiere and That's Amore. The village has a unique architectural style with many of the shops retaining their original Victorian facades. The Bay at Seapoint with its maritime attractions such as the Martello Tower and coastal walks along the east & west piers are all close by. The Irish National, Royal St George and Royal Irish yacht clubs are within walking distance as is Monkstown Lawn Tennis Club. There is a first class choice of both primary and secondary schools in the locality to include Scoil Lorcáin, Monkstown Educate Together, CBC Monkstown, Blackrock College and St Andrews. The area is well serviced by public transport links with the 7 and 7A bus routes running along Monkstown Road and the DART at Seapoint is just a short walk making the commute to and from the city centre an easy journey.



These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001266.



FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.



01 634 2466

20-21 Upper Pembroke
Street, Dublin 2

Contact:
Guy Craigie
guy.craigie@ie.knightfrank.com

Annemarie Murphy
annemarie.murphy@ie.knightfrank.com

Viewing:
Strictly by Appointment

Overall Size:
Approx. 341 sq. m. / 3,670 sq. ft.

BER EXEMPT