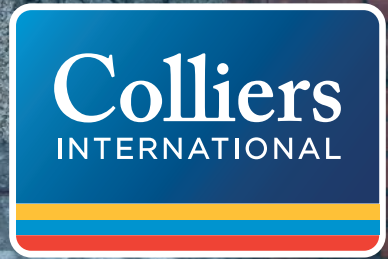


61 Eglinton Road

Donnybrook, Dublin 4





An outstanding, carefully restored and perfectly refurbished double fronted red brick period residence with approximately 363 sq. meters, 3907sq ft of luxurious character filled accommodation. Classic period features carefully blended with cutting edge high tech modern conveniences and quality fixtures and fittings provide an exceptional family home on tree lined Eglinton Road, one of Dublin 4's premier residential addresses. Ample off street parking to the front combines with an extensive landscaped walled garden to the rear with pedestrian and vehicle access and a double garage.

Situated only minutes walk from Donnybrook Village with every possible amenity on the doorstep including excellent local restaurants both in Donnybrook and Ballsbridge. The RDS, Lansdowne Road Rugby Stadium and Riverview Tennis Club are within minutes. A selection of the city's best schools and universities such as St Michaels College, The Teresians, Muckross Park, Gonzaga, Mount Anville, St. Andrews College, Trinity College and UCD are only a short distance away.

SPECIAL FEATURES

- Floor area approximately 363 sq m (3907 sq.ft)
- 4 reception rooms.
- 5 bedrooms, all ensuite.
- Magnificent cornicing and ceiling roses throughout.
- Marble bathrooms throughout.
- Duravit/Philippe Starck bathrooms throughout with Hans Grohe fittings.
- All bathrooms with under floor heating.
- Elegant beautifully proportioned accommodation throughout.
- Bespoke Clive Christian integrated kitchen.
- Private parking to the front of the house.
- Pedestrian and vehicle access to the rear.
- Sunny walled rear garden.
- Close to all the amenities of Donnybrook and Ballsbridge
- Smart home technology, including video intercom system.
- Stunning light filled double height family room/kitchen with under floor heating.



ACCOMMODATION

HALL LEVEL

ENTRANCE HALL: (11.00M X 2.00M)

With polished wood floor, ornate corning, ceiling rose and bespoke radiator cabinet.

GUEST TOILET:

Marble floor and walls. Duravit hand basin and wc, with Hans Grohe fittings and heated towel rail.

STUDY: (5.46M X 3.76M)

With polished wooden floor, decorative corning, ceiling rose, white marble fire surround with brick inset and slate hearth, bespoke radiator cabinet. Smart home wiring for TV, telephone, internet, surround sound and lighting.

DRAWING ROOM: (6.30M X 4.50M)

Period white marble fire surround with brass inset and slate hearth, piped for gas, polished wooden floor, bespoke radiator cabinets, decorative corning, and bay window overlooking the front garden. Smart home wiring for TV, telephone, internet, sound surround and lighting.

Opening through to:-

DINING ROOM: (5.30M X 4.50M)

With Doric columns, matching white marble surround, brass inset and slate hearth, polished wooden floor, bespoke radiator cabinets, Smart Home wiring for TV, telephone, internet, surround sound and lighting.

French doors lead to:-

FAMILY ROOM/BREAKFAST ROOM: (9.8M X 6.5M)

Double height ceiling with antique cross beams, bespoke roof lights, bath stone fire surround with herringbone brick inset, polished Limestone floor with under floor heating. French doors to garden. Smart home wiring for TV, telephone, internet, sound surround and lighting.

KITCHEN: (5.7M X 4.5M)

Beautifully fitted Clive Christian hand painted kitchen, fully integrated Gaggenau oven, microwave, dishwasher, fridge freezer, Falcon Range cooker, larder cupboard, granite worktops and limestone floor.

UTILITY: (2.8M X 2.1M)

Fully fitted with range of floor and wall units, double sink. Hotpoint gas boiler.

TV ROOM: (4.3M X 3.7M)

with polished wood floor, custom built in storage unit with drawers and shelving, bespoke radiator cabinet. Smart home wiring for TV, telephone, internet, sound surround and lighting.



FIRST RETURN

BEDROOM 1: (4.3M X 3.5M)

Custom built in range of fitted wardrobes and shelving with walnut fitted interiors, polished wooden floor, bespoke radiator cabinets. Smart home wiring for TV, telephone, internet and lighting.

EN SUITE SHOWER ROOM:

Marble tiled floor and walls with integrated wall mirror and under floor heating. Duravit hand basin and wc, all Hans Grohe fittings, glass power shower unit, fitted storage cupboard and heated towel rail.

BEDROOM 2: (4.5M X 3.7M)

Custom built in range of fitted wardrobes and shelving with walnut fitted interiors, polished wooden floor. Decorative cornicing and centre rose. Smart home wiring for TV, telephone, internet surround sound and lighting. Bespoke radiator cabinet

EN SUITE BATHROOM:

Marble tiled walls and floor with under floor heating. Phillip Stark Duravit free standing bath, hand basin unit and wc, glass power shower unit all with Hans Grohe fittings, built in storage cabinet and heated towel rail.

BEDROOM 3 (MASTER SUITE): (6.31M X 4.5M)

With decorative cornicing, ceiling rose, period white marble surround with cast iron inset and slate hearth, Smart home wiring for TV, telephone, internet, surround sound and lighting. Bespoke radiator cabinet

DRESSING ROOM: (4.5M X 2.1M)

with a full range of bespoke built in wardrobes with walnut fitted interiors and mirrored end walls.

EN SUITE BATHROOM: (4.2M X 3.00M)

Marble walls and floor with under floor heating. Phillip Stark Jacuzzi bath, wc and bidet. Hans Grohe fittings, double marble topped hand basin unit with custom made storage cabinets, integrated wall mirrors and heated towel rail. Luxury enclosed marble steam power shower.

TOP FLOOR

BEDROOM 4: (4.3M X 3.5M)

Custom built in range of fitted wardrobes and shelving with walnut fitted interiors, polished wooden floor, Smart home wiring for TV, telephone, internet and lighting. Velux roof light.

EN SUITE SHOWER:

Marble tiled floor and walls with under floor heating, Duravit hand basin and wc, all Hans Grohe fittings, glass power shower unit, fitted storage cupboard and heated towel rail.

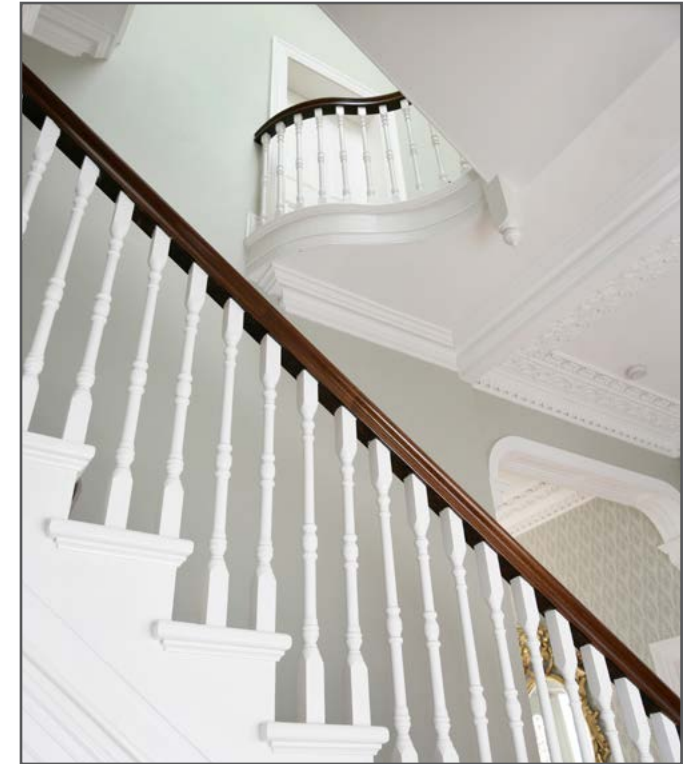
SECOND RETURN

BEDROOM 5: (5.2M X 4.5M)

Custom built in range of fitted wardrobes and shelving with walnut fitted interiors, fitted carpet. Smart home wiring for TV, telephone, internet and lighting. Velux roof light.

EN SUITE SHOWER ROOM:

Marble tiled floor and walls, Duravit hand basin and wc, all Hans Grohe fittings, glass shower unit, fitted storage cupboard and heated towel rail.

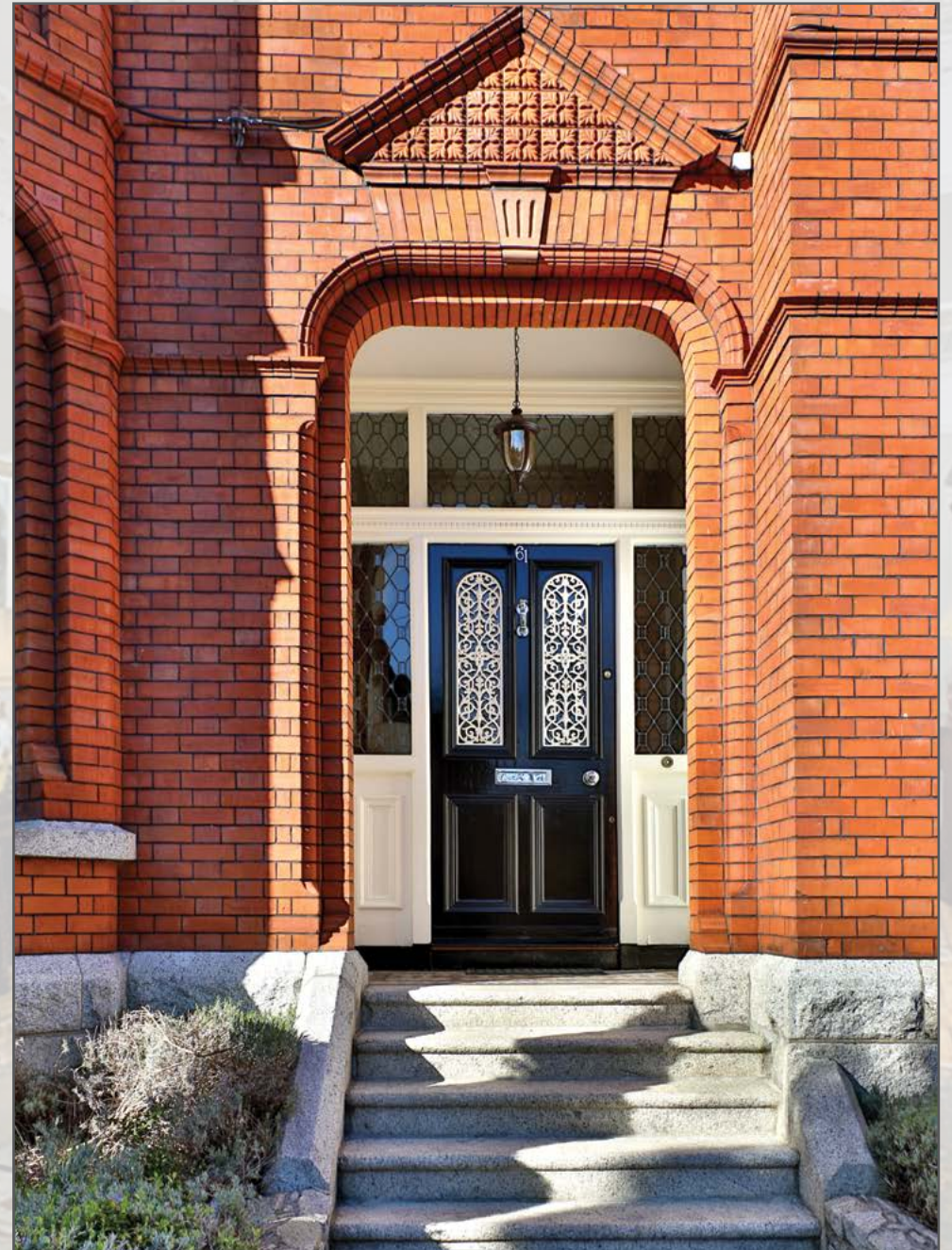
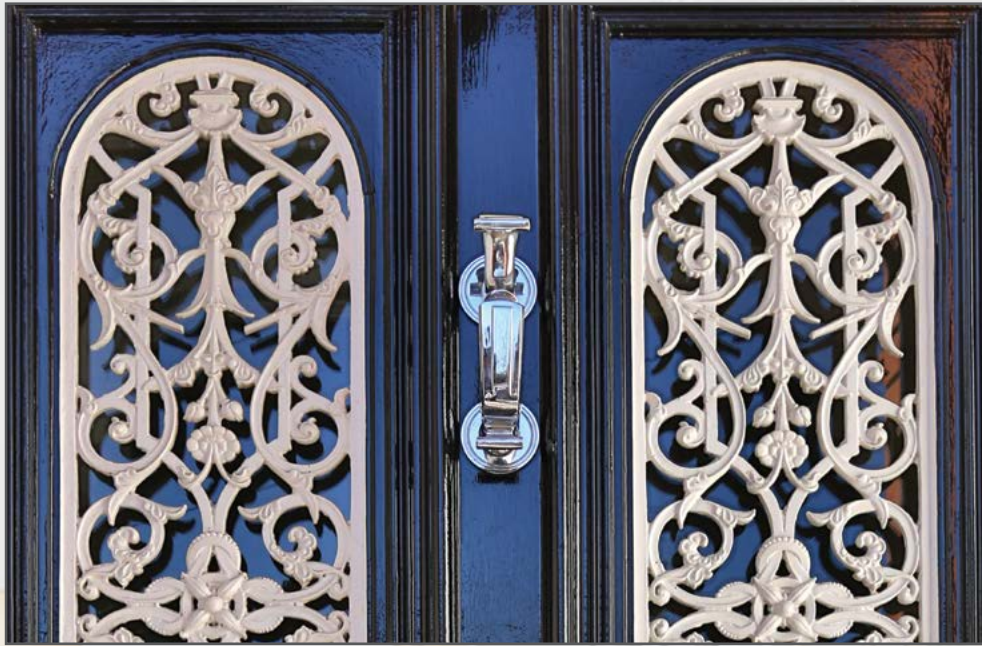


EXTERIOR

Landscaped gardens and parking area to the front set behind automatic security gates.

Walled beautifully landscaped garden to the rear laid out to patio and lawn with herbaceous borders. Brick storage shed and double rear entrance gates and large car garage to the rear with access off Eglinton Road via a private lane.





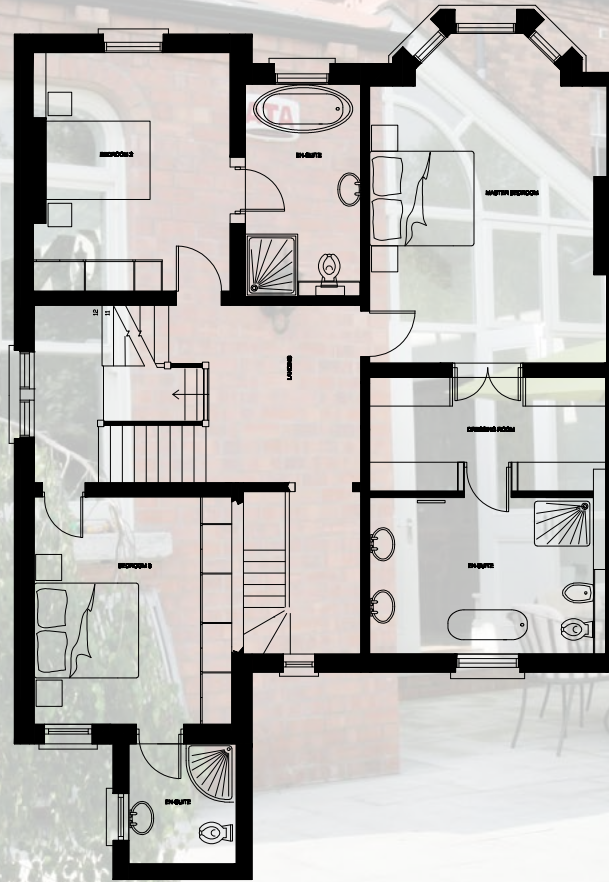








HALL FLOOR



FIRST FLOOR



TOP FLOOR



CONTACT

Peter Kenny
peter.kenny@colliers.com

Ron Cregan
ron.cregan@colliers.com

SOLICITORS

Solicitors having carriage of sale
Natasha McKenna
MASON HAYES & CURRAN Solicitors.
nmckenna@mhc.ie

VIEWING DETAILS

Strictly by private appointment only.



Colliers International
Hambleden House,
19-26 Lwr Pembroke St.,
Dublin 2

01 6333700
www.colliers.ie

The above particulars are issued by Colliers International on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are for guidance only and the firm do not hold themselves liable for any inaccuracies. Maps are not to scale and areas/dimensions are approximate. reasonable offers will be submitted to the owners for consideration but the contents of this brochure will not be deemed to form the basis of any contract subsequently entered into.