



31 Wellington Place, Ballsbridge, Dublin 4.

 **HUNTERS**
ESTATE AGENT

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BER: Exempt





For Sale by Private Treaty

Hunters Estate Agent have great pleasure in bringing 31 Wellington Place to the market. Dating from circa 1798, 31 Wellington Place is a magnificent Georgian house and boasts the accolade of being the street's only detached house.

In the 20th Century, a barrister named Hewitt Robert Poole and his wife, Elizabeth Mary Poole, resided at the house throughout the 1930s until their respective deaths in 1943 and 1946. Dr Michael Slazenger, heir to the Slazenger sportswear fortune and owner of Enniskerry's Powerscourt Estate, owned the house for many years thereafter. During his ownership he constructed the three yellow-brick mews houses located to the rear of the main house, fronting onto Wellington Lane.

The graciously proportioned accommodation provides for the perfect combination of formal entertaining and comfortable family living. Upon entering the property one is immediately impressed with the sense of grandeur and old world charm this property boasts in abundance. To the right of the hallway are two impressive interconnecting reception rooms - drawing and dining rooms. On the opposite side of the hallway is the bespoke hand painted kitchen which links the morning room to the front and breakfast room to the rear with magnificent conservatory. This area is further complimented by an adjoining family room.

Stairs from the conservatory lead to the lower ground floor which accommodates a sauna room, gym room and swimming pool.

The bedroom accommodation is offered over the first floor with ensembles provided to all four bedrooms and a luxurious bathroom suite and dressing room with the master bedroom.

A notable feature of this property is the beautifully landscaped gardens. The well designed back garden measures approx. 55 ft. in length and comprises beautifully manicured lawn which is stepped down from a large patio area which is ideal for al fresco dining. The back garden enjoys a high degree of privacy due to a variety of strategically planted Silver Birch trees, Buxus hedging and array of specimen plants and shrubs. The front of the property is approached through automated cast iron gates and can provide secure parking for at least 6 cars. The front garden which is again bordered by mature trees and raised flower beds is predominantly laid with Ballylusk pebbles on the driveway.

The appeal of this magnificent home is greatly added to by its excellent condition throughout and many period features including ornate ceiling cornices, centre roses, sash windows and wooden shutters and fireplaces in the reception rooms and bedrooms.

The location is prime Dublin 4, situated at the top of Clyde Road, adjacent to Upper Leeson Street and Morehampton Road and within a short stroll of Donnybrook and Ballsbridge villages, home to a vast array of choice shopping and boutique restaurants.

The area is also home to the wonderful amenity of Herbert Park while the RDS and Aviva Stadium are both within walking distance. Many of south Dublin's top schools are also within its catchment including St Conleths, St Michaels, C.U.S., Muckross Park and Teresians to name but a few. The Luas and Dart lines are both within walking distance while St. Stephen's Green is just a 15/20 minute walk away.

Viewing is essential and highly recommended.

SPECIAL FEATURES

- » Magnificent Detached Period Residence
- » Approx. 503 sq.m. / 5,414 sq.ft.
- » Off street parking for at least 6 cars
- » Landscaped gardens.
- » Only detached residence on Wellington Place.
- » Swimming Pool
- » Electronic wrought iron entrance gates
- » Burglar Alarm, Fire alarm, CCTV and Audio intercom.
- » Gas Fired Central Heating
- » Elegantly proportioned interconnecting reception rooms
- » Retaining a wealth of period detail throughout such as ornate plasterwork, sash windows and shutters
- » Interior design by Helen Turkington.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

12.48m x 1.94m

Attractive hall door with leaded stained glass fan light. Decorative ceiling coving, centre Rose moulding and dado rail. Wide plank walnut floor. Door to :-

DRAWING ROOM

5.85m x 4.88m

Majestic marble fireplace with marble inset and marble hearth incorporating a coal effect gas fire. Decorative wall panelling, ceiling coving, centre rose and dado rail. Wide plank walnut floor. Double folding doors into :-

DINING ROOM

5.76m x 4.5m

Attractive hand polished fireplace with marble inset and marble hearth incorporating a coal effect gas fire. Decorative ceiling coving, centre rose, picture rail and dado rail. Wide plank walnut floor. French doors to the gardens.

MORNING ROOM

5.78m x 4.65m

Majestic marble fireplace with marble inset and marble hearth incorporating a coal effect gas fire. Decorative wall panelling, ceiling coving, centre rose and dado rail. Wide plank walnut floor. Opening into :-

KITCHEN

5.8m x 4.68m

Bespoke hand painted kitchen incorporating Moron marble worktop areas and a Moran marble surround with a 4 door Aga and 4 ring gas hob. The kitchen is laid out with a large island with a Moron marble top and stainless steel sink and draining unit, an abundance of larder cupboards and an integrated dishwasher. There are an array of dresser style units with glass details incorporating a Fisher & Paykel fridge freezer and Neff microwave. Decorative ceiling coving and centre rose and wide plan walnut floor. Opening into the "Hamptons Style" conservatory which is used as an informal dining room.

UTILITY ROOM

7.68m x 1.5m

This incorporates a larder unit, worktop area, tiled floor and built-in washing machine & dryer. A side door offers access to the gated side passage.

BREAKFAST ROOM

7.46m x 5.85m

This "Hamptons Style" conservatory has a vaulted ceiling with recessed lighting, tiled floor and French doors to the patio and garden. Staircase to the leisure area.

FAMILY ROOM

7.33m x 4.4m

(Max Measurement)

Feature raised gas fire with a marble surround. Recessed library unit. Wide plank walnut floor and recessed lighting. French doors to garden.

BEDROOM 2

15.34m x 12.70m

Front aspect with decorative cornicing and centre ceiling rose.

ENSUITE

6.02m x 6.01m

Featuring Lefroy Brooks w.c., Le Chapelle w.h.b., heated towel rail, cornicing, shower cubicle with rain shower head and telephone head.

BEDROOM 1 (MASTER BEDROOM)

19.01m x 15.21m

Front aspect incorporating Sandstone fireplace with coal effect gas fire inset, decorative cornicing and centre ceiling rose.

DRESSING ROOM

Decorative cornicing, centre ceiling rose, velux window and fitted wardrobes with shelving units and drawers.

ENSUITE

15.2m x 11.05m

Wainscoting, decorative cornicing, recessed ceiling lights, "His & Hers" w.h.b., polished marble floor tiles, w.c., 4 claw roll over bath with telephone head shower attachment, shower cubicle, rain shower head and telephone head.

FIRST FLOOR

LANDING

Spacious area with dado rail, decorative cornicing and 2 centre ceiling roses.

BEDROOM 4

10.29m x 17.16m

Rear aspect overlooking rear gardens with recessed ceiling lights and fitted wardrobes.

ENSUITE

3.75m x 7.69m

Fully tiled with w.c, w.h.b. and shower cubicle.

BEDROOM 3

18.94m x 14.87m

Rear aspect with decorative cornicing, centre ceiling rose, attractive wooden fireplace with marble hearth, marble inset and coal effect gas fire.

ENSUITE

6.01m x 8.87m

Featuring Lefroy Brooks w.c., Le Chapelle w.h.b., heated towel rail, cornicing, shower cubicle with rain shower head and telephone head, wainscoting and arched sash window to side.

BASEMENT

Marble tiled floor with racks and cupboards.

SAUNA ROOM

2.81m x 3.2m

Shower cubicle with rain head, Sauna, wooden seating and shelving.

GUEST W.C.

1.77m x 2.05m

Incorporating w.c. and w.h.b.

GYM ROOM

2.99m x 3.068m

Air conditioning unit with under stairs storage.

PLANT ROOM

3.06m x 4.02m

POOL AREA

8.465m x 8.398m

(Max Measurement)

Marble tiled floor, seating area, air conditioning unit, recessed ceiling lights and roof box window over pool.















OUTSIDE

FRONT GARDEN

The front of the property is approached via electronic gates and bordered by cast iron railings and raised flower beds boasting an array of specimen shrubs, plants and trees. Granite steps lead to the hall door which is also bordered by raised flower beds and bordered by low granite top walls. Off street parking provided for approx. 6 cars on the Ballylusk pebble driveway. Side entrance.

REAR GARDEN

65ft x 55ft

Walled on all sides with tall Silver Birch trees, mature hedging, bay tree, large potted urns, Gazebo and water feature. Spacious patio area bordered by granite topped low walls and stepped down to manicured lawn area with outdoor lighting.

BER DETAILS

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DIRECTIONS

Travelling from Ballsbridge along Clyde Road towards the city centre. Continue through the traffic lights junction at Wellington Road and Pembroke Park onto Wellington Place. Number 31 Wellington Place is located a short distance along the right hand side.

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on

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