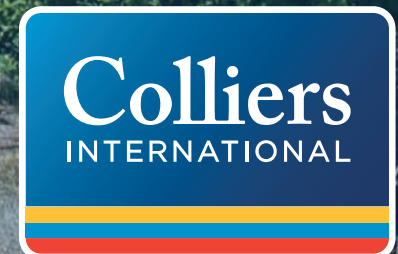




For Sale
63 Wellington Road,
Ballsbridge, Dublin 4.



63 WELLINGTON ROAD, BALLSBRIDGE, DUBLIN 4.

DESCRIPTION

63 Wellington Road comprise a charming well-proportioned period residence of approximately 259 sq. mtrs 2787 sq. ft. complete with an abundance of period features; together with an extensive west facing rear garden

The entire requires upgrading and modernisation and provides an increasingly rare opportunity for the new owner to put their own stamp on the property.

Situated on one of Dublin's more sought after residential roads only a short walk from St Stephen's Green and all the amenities of Donnybrook and Ballsbridge.



ACCOMMODATION

Entrance Hall (12.33m x 2.03m) with decorative cornicing and centre rose

Living room (5.86m x 4.67m) with decorative cornicing, centre rose, feature marble fireplace, shuttered window and double door to...

Dining room (4.65m x 4.56m) with decorative cornicing, centre rose, feature marble fireplace, shuttered window.

HALL RETURN

Kitchen/Breakfast room (4.37m x 2.06m x 4.60m x 3.5m) with range of floor and wall mounted pine units stainless steel sink – plumbed for – washing machine, electric oven, fridge-freezer. Open plan to breakfast area overlooking rear garden – with French door. Access to patio and rear garden.

FIRST RETURN

Bedroom (4) (4.31m x 1.09m) with ensuite Shower room

FIRST FLOOR

Bedroom (1) (4.55m x 3.90m) with period fire-place and shuttered window, decorative cornice

Bedroom (2) (4.53m x 2.93m) with mezzanine sleeping area – built in shelving, shuttered window

Bedroom (3) (4.50m x 4.36) with built-in wardrobe – period slate fireplace, shuttered window and decorative cornicing

Bathroom (2.61m x 2.09m) corner bath, shower attachment, bidet, w/c, whb, Velux sky light

GROUND FLOOR

Entrance Hall (2.22m x 1.97m) with stainless steel sink and storage units.

Front Reception (6.36m x 4.36m) with shelving units and storage cupboards door to

Store Room (1.98m x 2.05m) with whb

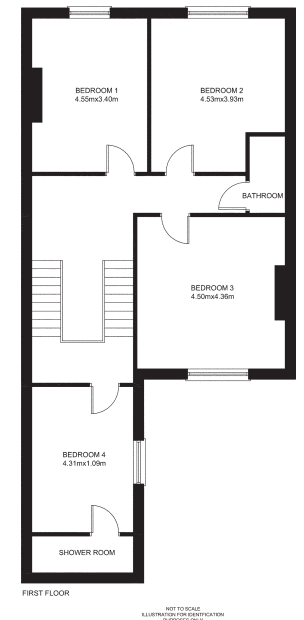
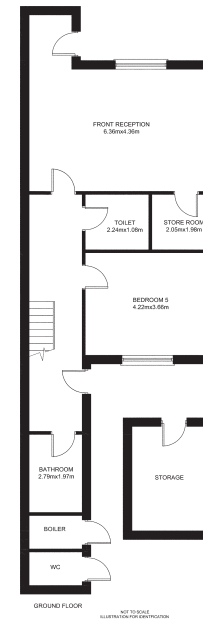
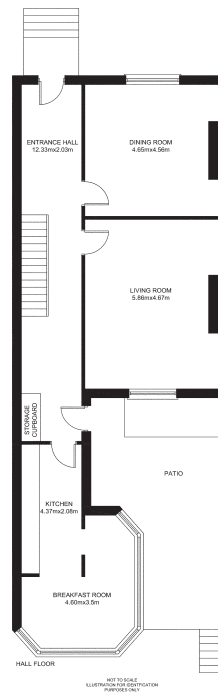
Bedroom (5) (4.2m x 3.66m)

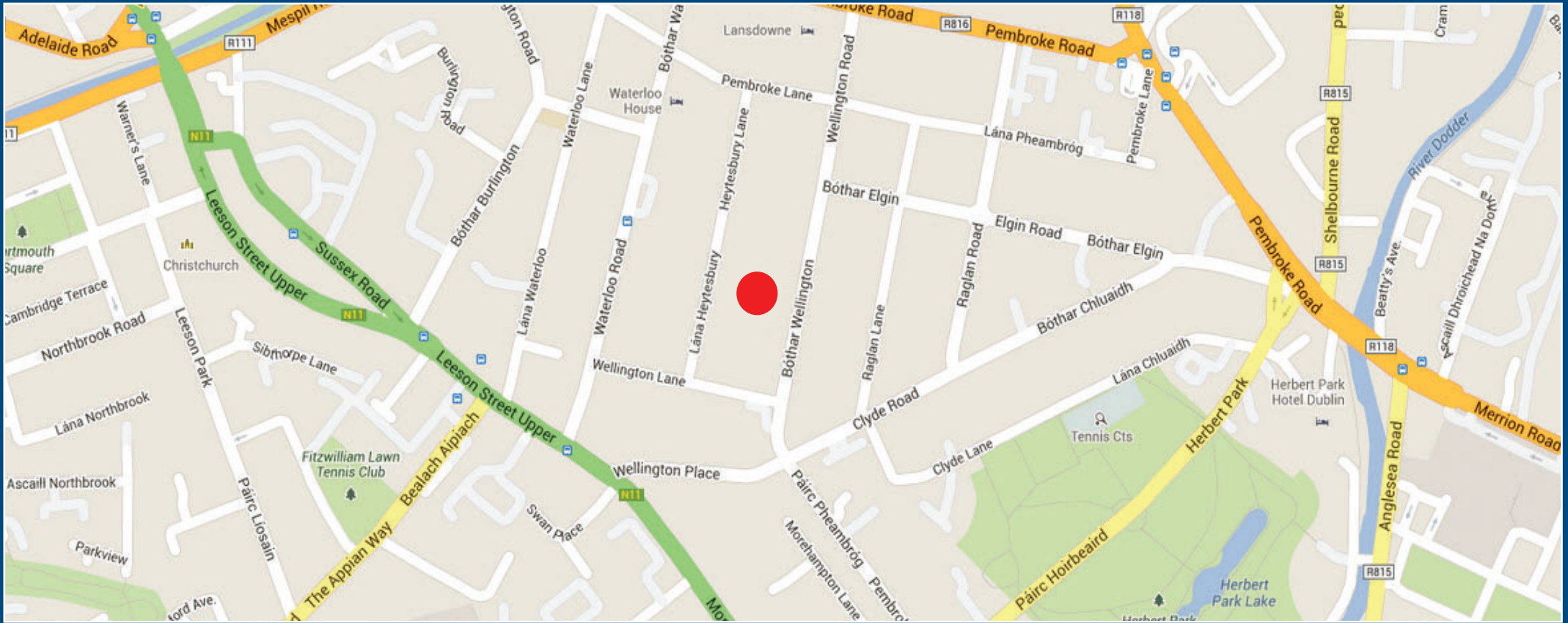
Bathroom (2.79m x 1.97m) with bath w/c whb

Toilet 2.29m x 1.08m) with w/c whb plumbed for washing machine



FLOOR PLANS





CONTACT

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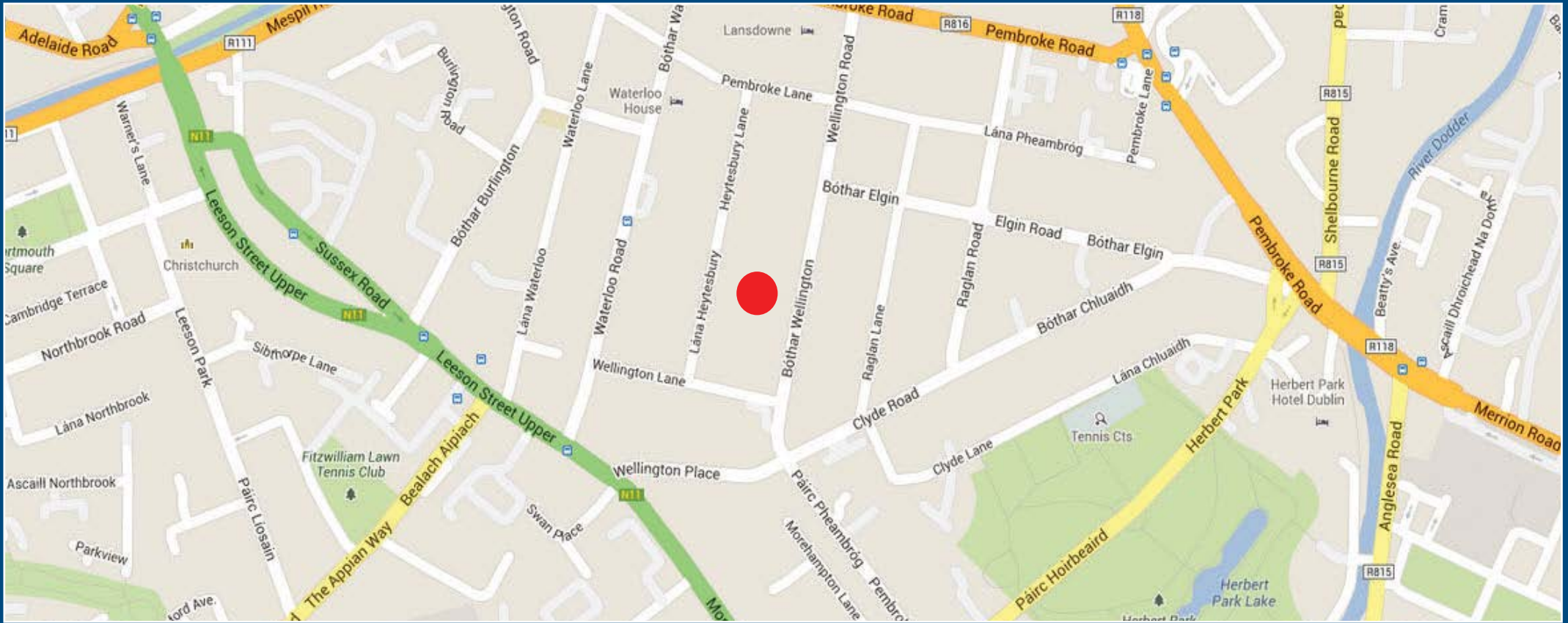
VIEWING DETAILS

Viewing by appointment



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