

**131 Tritonville Road**  
**Sandymount, Dublin 4**

## DESCRIPTION

131 Tritonville Road is a painstakingly reconstructed period residence of approx. 344 sq meters 3700 sq. ft. with a definite wow factor, starting with the façade which is clad in polished Granite, high quality finishes and use of natural light throughout combine to produce a stunning town residence of considerable class and style.

All of this in a quiet near city location close to Lansdowne Road DART and within a stones throw of Sandymount Village.



## FEATURES: -

- *Granite clad façade*
- *Linn music system & Lutron lighting system*
- *Dumbwaiter to first floor & Lift to lower ground floor*
- *Cinema, state of the art glass fronted Eurocave, cave*
- *Twin Aga fridges plus a four oven gas AGA cooker with electric oven module*
- *Paved stone walled patio with French limestone arch water feature & rear access*
- *Full planning permission for off street parking to the front*
- *Silent glazing fitted throughout & under floor heating on the ground floor*
- *3 Tipperary crystal light fittings & Porcelanosa bathroom fittings throughout.*



## ACCOMMODATION

Entrance hall (4.40 m X 1.60 m) polished Oak floor decorative corning and centre rose alarm panel.

Drawing room (4.25 m x 3.74 m): shuttered window white Dublin scroll marble fireplace with slate hearth, built-in bookshelves and storage units, picture rail, decorative corning and centre rose.

Double doors to...

Sitting room (4.29 m x 3.77 m) with polished Oak floor white Dublin scroll white marble fireplace, slate inset, built in bookshelves, picture rail, decorative corning, centre rose.

Double doors to...

Kitchen/breakfast room/ Family room (9.24 m x 4.50 m): full range of fitted floor and wall mounted Snaidero kitchen units, Gas fired Aga two Aga fridges , centre Island with white Silestone worktop inset Franke sink unit , wine cooler, integrated dishwasher, Silestone tiling , double sink with Silestone surround, dumbwaiter, electric roof lights and lift to lower ground floor.

Conservatory: (3.36 m x 2.70 m) with staircase to lower ground floor.

Guest toilet (2.89 m x 1.26 m) with wc ,wash hand basin and polished Walnut floor.

Side door to Herbert Road.





## Lower ground

Glass fronted fully regulated Eurocave cave

TV room/bar area/utility/cave (10.32 m x 4.37 m) with fully fitted bar, Silestone worktops, mirrored splash backs, sinks, Eurocave full height wins cooler ,fridges and taps together with a temperature controlled wine cellar.

Laundry: fitted with clothes washer, dryer Silestone worktops.

Cinema room (4.29 m x 3.85 m) with drop-down cinema screen, projector built in storage units.

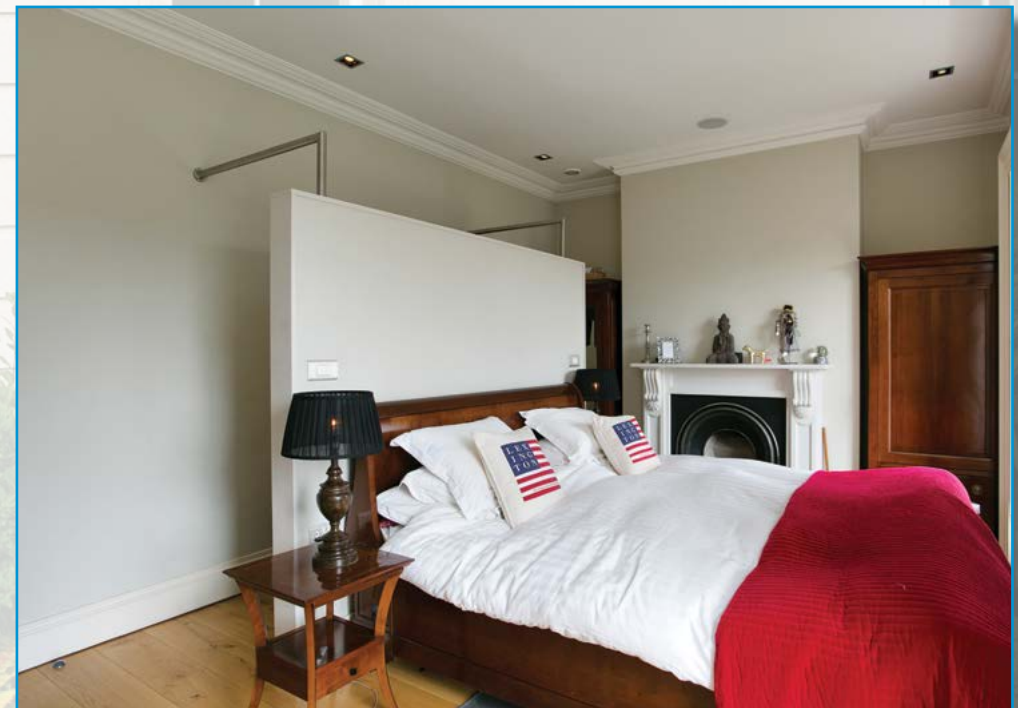
## First floor

Master suite Bedroom 1 (6.08 m x 5.61 m) to include bedroom dressing area entrance lobby and ensuite bathroom

Bathroom (2.66 m x 1.88 m) with freestanding roll top bath wc, whb shower cubicle Aqua vision TV and polished Walnut floor.

Bedroom 2 (4.23 m x 3.95 m) : with feature white marble Dublin scroll fireplace and shuttered window.

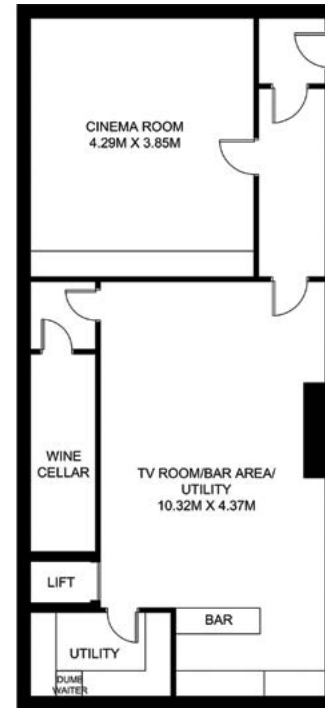
Bedroom 3 (6.07 m x 3.86 m) with 3 shuttered windows and freestanding feature designer glass sink unit.



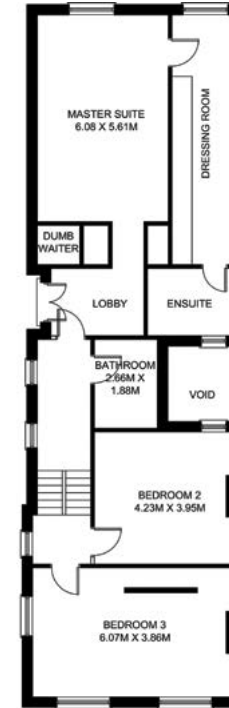


## FLOORPLANS

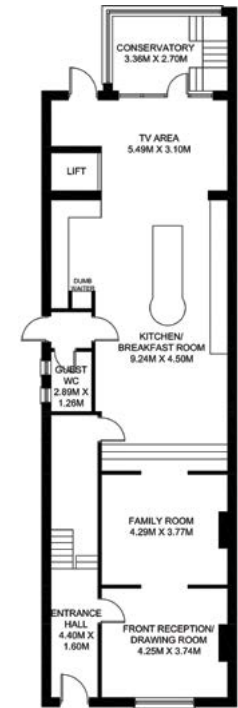
Basement



First Floor



Hall



## CONTACT

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## VIEWING DETAILS

Viewing by appointment with sole selling agents



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