



13 Leeson Village  
Donnybrook, Dublin 4

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INTERNATIONAL REALTY

## 13 Leeson Village, Donnybrook, Dublin 4

Superbly situated in a quietly exclusive gated development off Upper Leeson Street, set in attractively landscaped & meticulously maintained grounds a four-bedroom townhouse enjoying a private, sunny southwest facing rear garden.

No. 13 provides a unique opportunity to acquire a generous three storey townhouse with an appealing open aspect both front and rear. The impressive and very bright open plan living/kitchen/dining room is positioned on the first floor with a large picture window taking full advantage of the southwest light. This most appealing property will appeal to the most discerning of purchasers seeking a quiet and well-presented property in a secure near city centre residence.

The location of the property is second to none, conveniently located off Upper Leeson Street, only a short stroll from the shops in Donnybrook as well as the bustling village of Ranelagh with a selection of shops, restaurants, services and amenities. Fitzwilliam Lawn Tennis Club is around the corner, and the city centre is only a short distance away. Public transport options are in abundance with a selection of bus routes on Upper Leeson Street as well as the LUAS at Ranelagh providing direct access to the city centre, Dundrum Town Centre and all surrounding areas.

### Features

- Superbly located in a quietly exclusive gated development off Upper Leeson Street
- Private southwest facing landscaped rear garden (approx.10m. x 6m. / 34' x 20')
- Pedestrian rear access
- Storeroom / Utility
- Underfloor heating in all bathrooms
- Generous accommodation over three floors
- Highly sought after and convenient location within walking distance to St. Stephen's Green
- Gas fired central heating
- Floor area approx. 156sq.m. (1,679sq.ft.)
- Ample car parking







## Accommodation

### Porched Entrance

**Reception Hall:** 1.85m x 5.3m (6'1" x 17'5") with timber and flooring, integrated understairs storage presses, seating area with storage.

**Sitting Room:** 3.6m x 3.9m (11'10" x 12'10") with tiled floor and French doors leading out to the rear garden, part wood panelled walls.

**Study/Bedroom 4:** 2.4m x 2.65m (7'10" x 8'8")

**Cloakroom:** With door to

**Guest Shower Room:** comprising shower, vanity wash hand basin with presses underneath, wc, tiled floor and largely tiled walls.

**Utility/Storeroom:** 3.6m x 3m (11'10" x 9'10") with timber worktop, Belfast sink, plumbed for washing machine, dryer, open shelving, gas boiler.

### First Floor

**Bathroom:** very well appointed with underfloor heating, large bath with shower over, vanity wash hand basin, wc, tiled floor.

**Living/Dining/Kitchen:** a very bright open plan room, with large picture window taking full advantage of the south west facing aspect.

**Living Room:** 3.6m x 4.8m (11'10" x 15'9") with gas coal effect fireplace and a slate hearth, arch through to the

**Kitchen/Dining Room:** 6.1m x 3.95m (20' x 13') plus a bay window with floor to ceiling south west facing window, timber floor. The kitchen is very well fitted with an extensive range of presses, cupboards, drawers, granite worktop, one and a half bowl undercounter stainless steel sink unit, four ring Neff electric hob with feature Gaggenau extractor hood over, integrated Neff appliances, oven, microwave, fridge, integrated dishwasher, integrated fridge.

### Second Floor

**Landing:** with door to a shelved airing cupboard.

**Bedroom 1:** 3.65m x 4.35m (12' x 14'3") plus a good range of built in wardrobes, door into

**Ensuite:** comprising step in shower, vanity wash hand basin with presses underneath, wc, tiled floor, largely tiled walls, chrome heated towel rail, underfloor heating, door out to the landing.

**Bedroom 2:** 3.7m x 4m (12'2" x 13'1") including substantial wardrobe storage with attractive open aspect.

**Bedroom 3:** 2.3m x 2.75m (7'7" x 9')

**Outside:** The south-westerly facing rear garden (approx. 10m. x 6m.) is a real selling feature of the property. It is thoughtfully landscaped with a feature painted curved wall feature. Water feature. It is boarded by walls, flowerbeds with mature shrubs, bushes, and plants. Feature raised flowerbed. Largely gravelled. Silver birch trees. Patio directly behind the house. Gated pedestrian access down the side of the property.

## Management Company

Leeson Village Limited

## Service Charge

€1,500 per annum

## BER Information

BER: B3. BER No: 118185859.

EPI: 148.87 kWh/m<sup>2</sup>/yr.

## Eircode

D04 K8K0





OFFICES

103 Upper Leeson Street,  
Ballsbridge, Dublin 4,  
D04 TN84.  
T: 01 662 4511  
E: ballsbridge@lisneysir.com

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
T: 01 285 1005

29 Dunville Avenue,  
Ranelagh, Dublin 6,  
D06 K283.  
T: 01 662 4511

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42  
T: 01 638 2700

55 South Mall,  
Cork, T12 RR44  
T: 021 427 8500



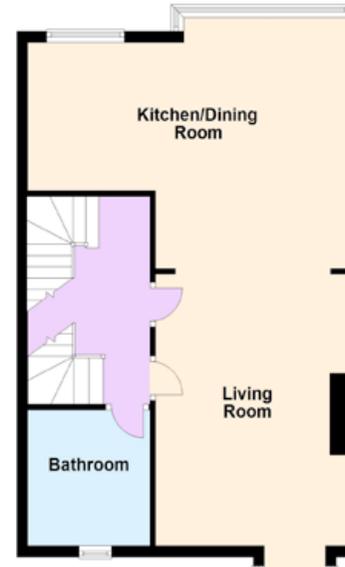
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FLOOR PLANS Not to scale - for identification purpose only.

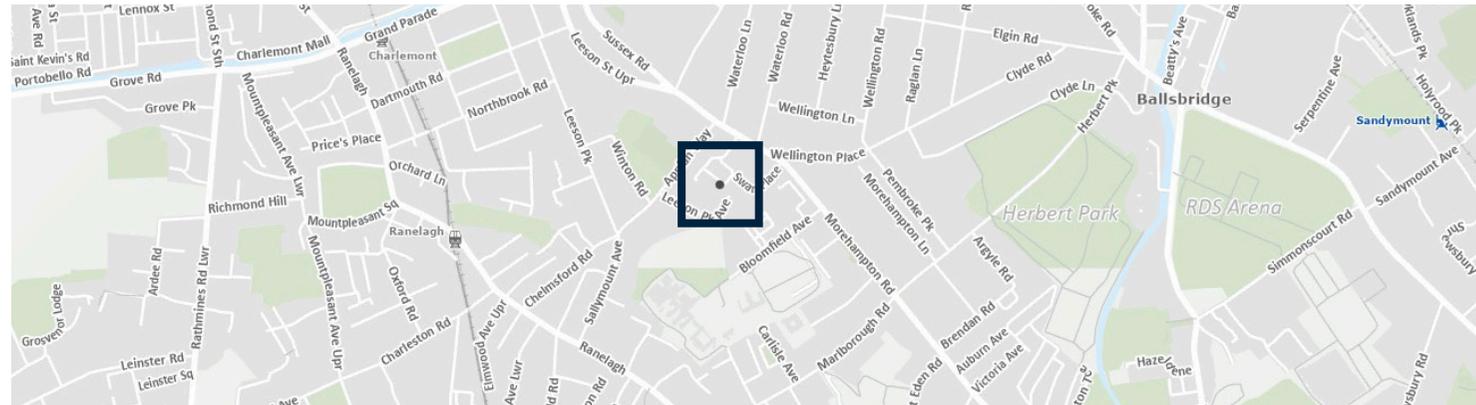
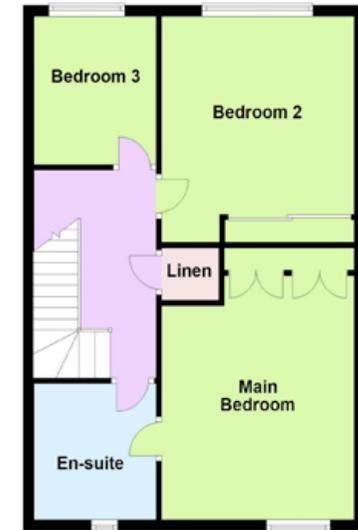
Ground Floor



First Floor



Second Floor



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