

For Sale By Private Treaty

104 sq. m. (1,122 sq. ft.)



54 Anna Villa
Dublin 6
D06 F510

TURLEY
PROPERTY ADVISORS

DESCRIPTION

Turley Property Advisors are delighted to bring to market No. 52 Anna Villa is an attractive two-storey mid-terrace period residence, located on a highly regarded and peaceful street in the heart of Ranelagh. The property presents an exciting opportunity for purchasers seeking a spacious and characterful home with superb potential for modernisation and enhancement.

Set behind a red brick façade with traditional sash windows, the home extends to approx. 104 sq.m (1,122 sq.ft) and retains much of its original charm. The ground floor comprises two generous interconnecting reception rooms with excellent ceiling height and natural light, a spacious kitchen/dining room overlooking the rear garden, and a ground floor bathroom. These rooms offer flexibility for family living or entertaining and serve as a blank canvas for refurbishment.

The return level features a bathroom and large double bedroom, while the first floor hosts two further well-proportioned double bedrooms, each with ample space and light. The overall layout is practical and well-balanced, suitable for both family use and rental investment. The house benefits from a private rear garden with mature planting and outdoor storage, offering further scope to extend.



LOCATION

52 Anna Villa enjoys a superb location in the heart of Ranelagh, one of Dublin's most sought-after and vibrant residential suburbs. Anna Villa itself is a quiet, tree-lined cul-de-sac just moments from the bustling centre of Ranelagh Village, offering residents the perfect blend of tranquillity and convenience.

Ranelagh is widely renowned for its excellent selection of artisan cafés, award-winning restaurants, boutique shops and lively pubs, making it a prime destination for both locals and visitors. The area is also exceptionally well-served by public transport. The Ranelagh LUAS station is just a short walk away, offering seamless access to St. Stephen's Green and the city centre within minutes, while numerous Dublin Bus routes provide further connectivity.

Families will appreciate the proximity to many of Dublin's top primary and secondary schools, including Gonzaga College, Muckross Park, and Sandford Park, as well as third-level institutions such as University College Dublin (UCD) and Trinity College Dublin. The surrounding area also boasts a wealth of parks, sports clubs, and recreational facilities including Belgrave Square and Herbert Park, enhancing the overall quality of life.



Terraced

3 Bed 2 Bath

104 sq.

(1,122 sq.ft.)

ACCOMMODATION

The accommodation briefly comprises the below total floor areas on a Gross Internal Area:

Reception room 1 3.94L x 3.57W	1st floor return	1st Floors
Hall / Stairs 5.42L x 1.53W	Main bathroom 1.82L x 2.07W	Stairs 1.57L x 0.65W
Reception room 2 3.93L x 3.27W	Bedroom 4.26L x 3.26W	Landing 2.47L x 1.52W
Kitchen 4.21L x 3.23W	Landing 1.28L x 1.46W	Bedroom 2 3.93L x 3.37W
Bathroom 1.78L x 2.08W		Bedroom 3 3.95L x 3.55W

Total: 104 sqm (1,122 sqft)

FEATURES

- Prime location in the heart of Ranelagh, one of Dublin's most sought-after residential areas
- Red-brick period property with attractive double-fronted façade
- Three generously sized double bedrooms
- High ceilings and large sash-style windows offering excellent natural light
- Original staircase and architectural character throughout
- Private rear garden
- On-street residential parking
- Short walk to Ranelagh Village, LUAS Green Line, cafés, schools, and parks
- Great refurbishment potential to modernise



MORE DETAILS



BER
On Application

PRICE
€895,000

TITLE
Freehold

VIEWINGS
Strictly by Appointment with the sole selling agents.

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