

BER EXEMPT

**FOR SALE** BY PRIVATE TREATY

**PRESTIGIOUS GEORGIAN  
RESIDENTIAL OPPORTUNITY**

**12 Waterloo Road, Dublin 4**



Three-storey over basement mid-terrace Georgian residence



Extending to approximately 378.60 sq.m (4,075 sq.ft) of well-proportioned accommodation.



The property comprises four bedrooms together with a self-contained two-bedroom apartment at basement level.



Excellent opportunity for both owner-occupiers and investors, with potential for refurbishment or reconfiguration (subject to planning permission).



Independent access directly onto Waterloo Road with off-street car parking.



Superb location with excellent public and private transport links in the immediate vicinity.

**01-676 2711**  
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## Location

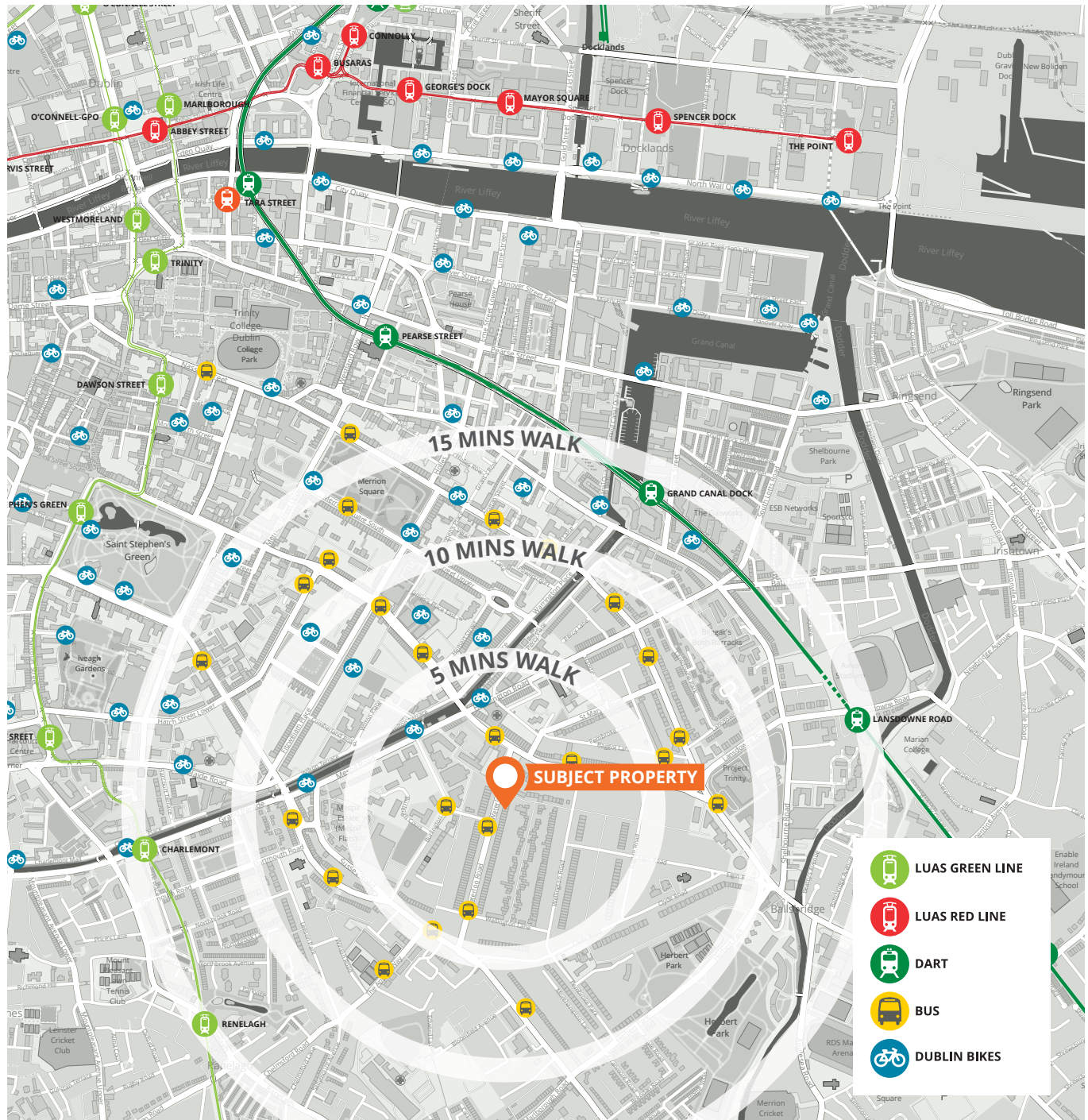
Waterloo Road is widely regarded as one of Dublin's most exclusive and desirable residential locations. Perfectly positioned within walking distance of St. Stephen's Green, Grafton Street, the Aviva Stadium, and the city's central business districts, it offers a blend of prestigious, convenience, and connectivity.

The area is exceptionally well served by some of Dublin's leading schools, including St. Michael's College, Loreto on the Green, Sandford Park School, Gonzaga College, and St. Conleth's College, along with third level institutions such as Trinity College Dublin, UCD and RCSI making it an ideal setting for family living.

Residents enjoy an abundance of nearby amenities, from the cafés, restaurants, and boutiques of Baggot Street to the green open spaces of Herbert Park and the Canal walk with further leisure facilities in the Fitzwilliam Lawn Tennis Club and the RDS.

Excellent transport links further enhance the property's appeal. Bus routes run along Waterloo Road and Baggot Street, while the DART station at Lansdowne Road and LUAS stops at St. Stephen's Green and Dawson Street provide quick and easy access across the city. The Aircoach service to Dublin Airport also operates nearby.

Waterloo Road remains one of Dublin's most sought-after addresses – an exceptional location for refined city living.



### Description

No. 12 Waterloo Road is an elegant three-storey over basement Georgian residence, extending to approximately 378.60 sq.m (4,075 sq.ft) in total.

The property requires refurbishment, offering an exceptional opportunity for owner-occupiers seeking to create a bespoke home, or investors considering reconfiguration or alternative use (subject to planning permission).

Accommodation is well-proportioned throughout, with four generous bedrooms arranged across the first and second floors. The ground and first floors feature two spacious reception rooms, complemented by bathrooms on the first and top floors.

At basement level, a self-contained two-bedroom apartment with independent access lies beneath the main entrance. There is also potential to reconnect the basement to the main house, offering flexibility for a variety of future layouts.

Overall, No. 12 Waterloo Road presents an outstanding opportunity to refurbish and restore a classic Georgian property in one of Dublin’s most prestigious and sought-after locations.



### Floor Areas

We summarise hereunder the floor areas of the building on a Gross Internal basis:

| Description                      | Sq.m          | SQ.FT        |
|----------------------------------|---------------|--------------|
| Ground Floor                     | 95.95         | 1,033        |
| First Floor                      | 98.85         | 1,064        |
| Second Floor                     | 96.19         | 1,035        |
| Basement                         | 87.61         | 943          |
| <b>Total Gross Internal Area</b> | <b>378.60</b> | <b>4,075</b> |

\*The above floor areas are not guaranteed or warranted by the selling agents and intending purchasers should satisfy themselves as to their correctness.



### Zoning

The subject property is situated with an area zoned: 'Z2 Residential Neighbourhoods' in the Dublin City Development Plan 2022 – 2028.

### Protected Structure

The property is included in Dublin City Councils register of protected structures with an RPS reference No. 8257.





## Title

Freehold

## Services

We understand that all mains services are available to the property.

## Price

€2,250,000

## Viewings

Strictly by appointment with the selling agents.

## BER

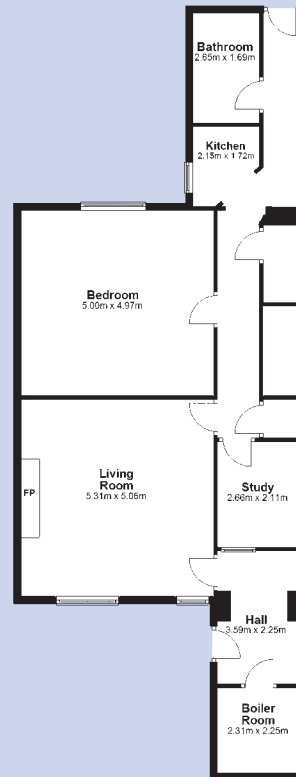
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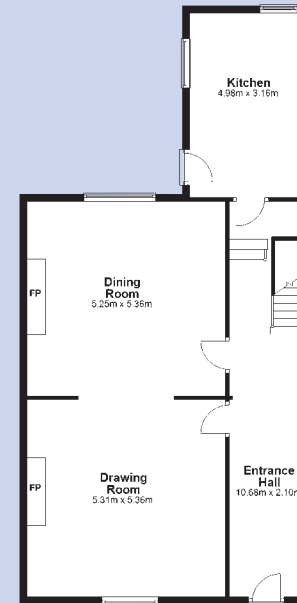
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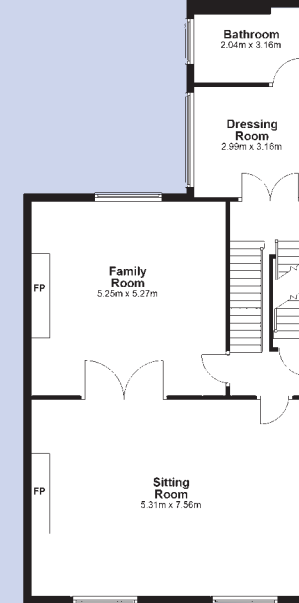
Ground Floor



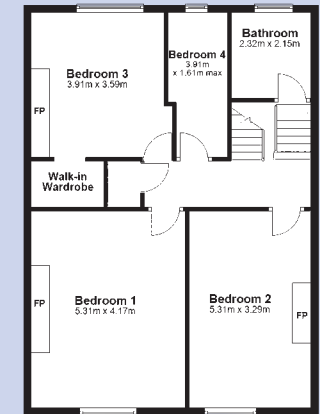
Entrance Floor



First Floor



Second Floor



## Contact

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