



Parkview, Clyde Lane
Ballsbridge, Dublin 4



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Features

- Superbly convenient location on one of Dublin's most sought-after mews lanes
- Delightful south facing views over Herbert Park and the Bowling Green
- Generous accommodation
- Three bedrooms (one ensuite) and attic bedroom
- Generous conservatory
- Off street car parking
- Landscaped rear garden (approx. 7m. / 23ft.)
- Gas-fired central heating
- Floor area approximately 190sqm. / 2,045sq.ft.

Superbly located overlooking Herbert Park on one of Dublin's most sought-after Mews Lanes, a detached three-bedroom property benefiting from secure parking to the front and a private landscaped rear garden.

15D is situated in one of Ballsbridge's most exclusive Mews lanes, which is positioned between Herbert Park and Clyde Road, with a delightful, peaceful outlook overlooking the Bowling Green and Herbert Park.

The property extends to an impressive (approx. 190 sqm. / 2,045sq.ft. including an attic bedroom) and briefly comprises impressive sitting room, kitchen/dining room, conservatory, guest WC, three bedrooms (including master suite and bathroom).

Clyde Lane is one of Dublin's most sought-after Mews Lanes and enjoys a uniquely convenient, yet peaceful location overlooking Herbert Park. Ballsbridge Village is at the end of the lane with its wide selection of specialist shops, restaurants, pubs, hotels. Donnybrook and Ranelagh Villages are also a short stroll away offering an array of some of the city's finest eateries, public houses and many convenient stores including Donnybrook Fair. There are many excellent primary and secondary schools in the vicinity to include St Mary's National School, Muckross Park College, Gonzaga College, St Conleth's, St Michael's, The Teresian's School, Ranelagh multi denominational school, as well as Gaelscoil Lios na nÓg and Scoil Bríde.





Accommodation

Reception Hall

Guest WC: 2.2m x 2m (7'3" x 6'7") door to which comprises a WC, pedestal wash hand basin, timber floor and tiled walls.

Living Room: 5.25m x 5.3m (17'3" x 17'5") decorative ceiling coving, cornice work and centre rose, marble fireplace with gas inset, raised marble hearth, study area & timber floor. Door to

Communicating Lobby: with doors to rear garden and

Utility Room: which is stacked for washer machine and dryer. The gas boiler is here, and then door through to

Kitchen/Dining Room: 6.5m x 4.4m (21'4" x 14'5") The kitchen is fitted with a good range of presses, cupboards, drawers, granite worktop, tiled splash back, one and a half bowl sink unit, a four ring electric hob, extractor over, pair of ovens, integrated fridge. integrated dishwasher and then over in the dining area there's another fireplace, a timber surround, brick insert and a gas stove and then there's doors opening into

Conservatory: 5.85m x 3.6m (19'2" x 11'10") with tiled floor and heating, French doors out to the rear courtyard.

Upstairs

Bedroom 1: 3.8m x 4.8m (12'6" x 15'9") with good range of built-in wardrobes, pair of windows overlooking the actual Bowling Green in Herbert Park and door to

En-Suite: comprises step-in tiled shower, vanity wash hand basin, WC, bidet, tiled walls, window overlooking the park.

Bedroom 2: 2.5m x 3.3m (8'2" x 10'10") plus a very good range of built-in wardrobes

Bedroom 3 / Study: 3.15m x 3.3m (10'4" x 10'10") includes a very good range of built-in shelves cupboards and presses

Bathroom: comprises bathroom, telephone shower attachment, WC and vanity wash hand basin.

Top Floor

Attic Bedroom: 4.55m x 4.15m (14'11" x 13'7") includes a built-in desk, built-in presses, vanity wash hand basin

Landing: with built in wardrobes and under eaves storage.

Outside: The private front courtyard is accessed via both a vehicular gate and separate pedestrian gate. It is cobble locked with turning circle and raised flower beds on either side and gated side access.

As previously mentioned, the landscaped rear garden is an attractive selling feature (approx. / 7m. / 23ft.) with raised flower beds with shrubs and bushes and built in barbecue area.

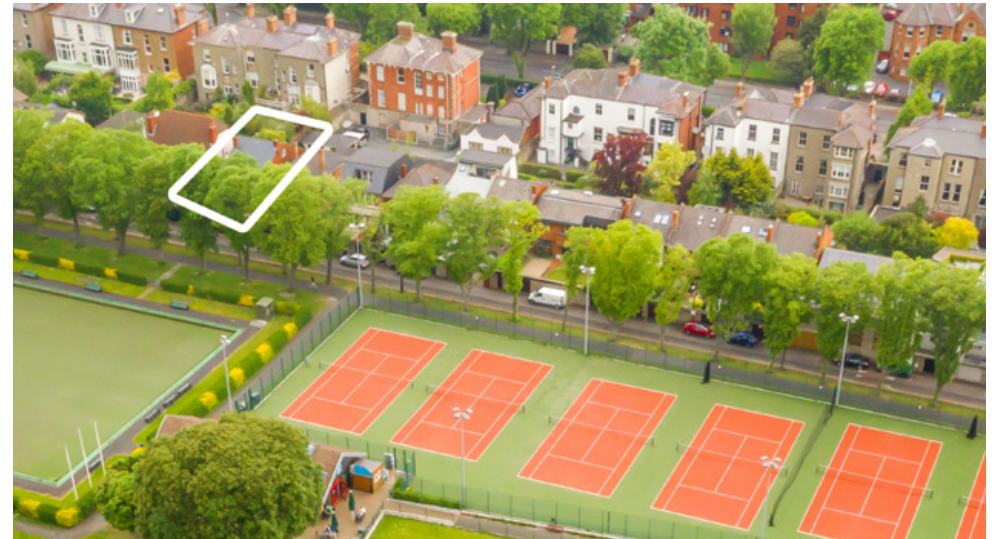
BER Information

BER: D. BER No: 119674984

EPI: 189 kWh/m²/yr.

Eircode

D04 X0F1





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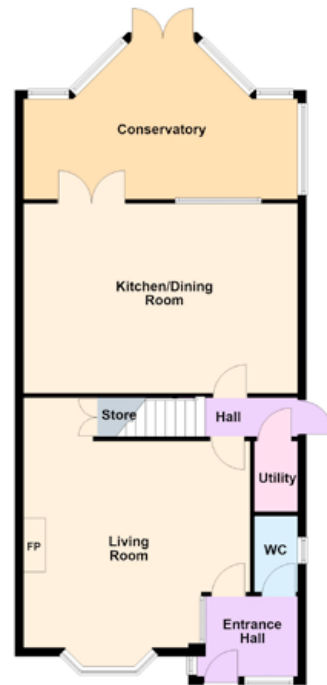
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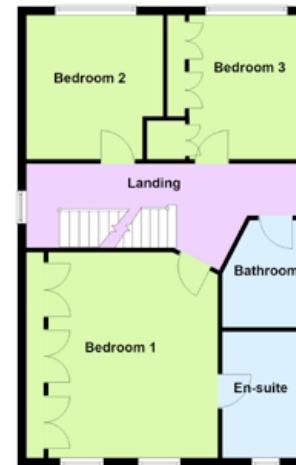
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FLOOR PLANS Not to scale - for identification purpose only.

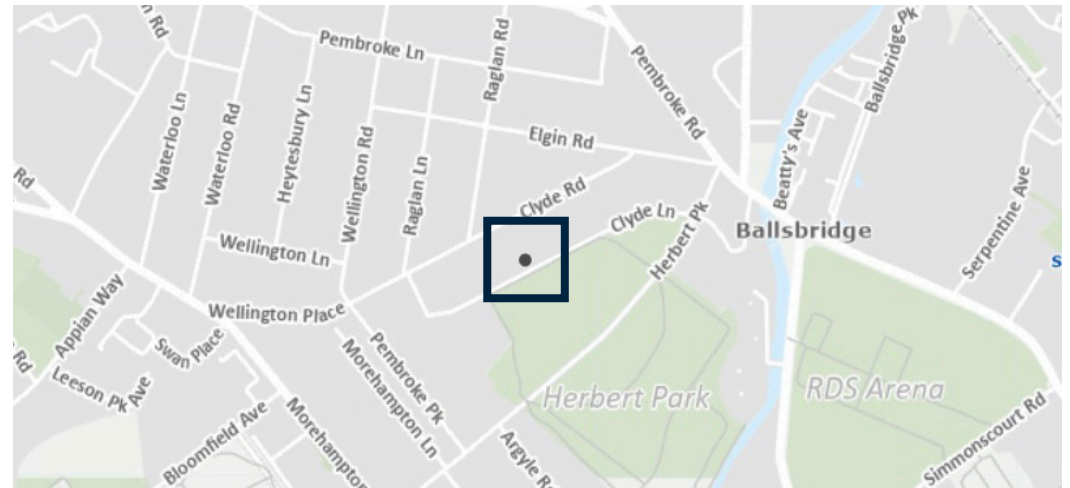
Ground Floor



First Floor



Second Floor



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