



# 49 RAGLAN ROAD

Ballsbridge, Dublin 4, D04Y7K5

BER Exempt



*exclusive affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



# 49 RAGLAN ROAD, BALLSBRIDGE, DUBLIN 4, D04Y7K5



REFURBISHED AND RESTORED WITH GREAT FLAIR AND METICULOUS ATTENTION TO DETAIL IN RECENT YEARS, NO. 49 IS A STUNNING EXAMPLE AS TO HOW THE ELEGANCE AND PERIOD DETAIL OF THE VICTORIAN ERA CAN SEAMLESSLY COMBINE WITH THE PRACTICAL AND CONTEMPORARY COMFORTS AND CONVENIENCES REQUIRED FOR PRESENT DAY LIVING.

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*3,750sqft / 350sqm (approx.)*

*For Sale by Private Treaty*

*BER Exempt*



## SPECIAL FEATURES

- Beautifully restored original features throughout including working shutters and ornate cornicing
- Impressively landscaped 120ft long approx. back garden
- Off-street parking for 3 cars with EV charger.
- Prime location within walking distance of city's principal amenities
  - The wonderfully elegant and flexible accommodation is in turnkey condition.
- Feature limed oak flooring throughout the hall floor, garden level and first floor living room.

## DESCRIPTION

The appeal of this wonderfully elegant and tastefully presented residence which provides 3,750sqft / 350sqm (approx.) is further enhanced by the magnificent 120ft long west facing back garden which has been superbly landscaped under the watchful eye of award-winning designer Damien Costello, creating a haven of tranquillity.

Situated at the Clyde Road end of Raglan Road, the property enjoys one of Dublin's most sought-after and convenient locations with many of the city's principal amenities within comfortable walking distance. Just some of these amenities include the extensive recreational facilities provided by the 36 acres of Herbert Park and the numerous cafés', boutiques, speciality shops and restaurants on Leeson Street, Baggot Street and in Donnybrook.

Also close by, are Fitzwilliam L.T.C., the R.D.S. now the home of Leinster R.F.C. and the AVIVA National Rugby & Football Stadium.

Raglan Road also benefits from having an excellent choice of Primary schools, such as Kildare Place, Sandford and St. Mary's National Schools close by, as well as some of the city's premier secondary schools including Sandford Park, Gonzaga College, St. Conleth's, Muckross Park, Loreto College and C.U.S. to name but a few. The National Concert Hall, History Museum, Art Gallery and the Royal Hibernian Academy of Arts are also within a pleasant stroll, as is Grafton Street, Dublin's premier shopping street, being the home of many fashion labels,

boutiques, Brown Thomas department store and the iconic Bewley's café.

All in all, this is a very rare and exciting opportunity to acquire a stunningly elegant period residence, in walk in condition, on one of Dublin's most sought after and convenient roads, with the bonus of a magnificent 120ft long (approx.) and beautifully landscaped back garden.'

## ACCOMMODATION

**Gracious Hall:** magnificent ornate ceiling cornice, hessian wallpaper, period arch, limed oak timber floor, steps to;

**Back Hall:** with cloaks/shoe cupboard, glazed door leading to rear garden.

**Dining Room (front):** with magnificent ornated ceiling cornice, shuttered window, impressive cast iron fireplace, wall hung display shelving unit with fitted drawers, limed oak floor, folding double doors to;

**Magnificent fully fitted kitchen:** with extensive range of white floor and wall units, stainless steel worktop with large matching island unit incorporating sink unit, Miele dishwasher, 4 person breakfast counter and integrated bookshelves. There is also an American style sub-zero fridge freezer, electric 4-oven AGA.

**Garden Level:** Modern timber stairs with foot night lights leads to;

**Spacious Hall:** limed oak floor, excellent floor to ceiling storage and door to front.

**Understairs Guest W.C.:** tiled walls, marble surround, wash hand basin set in timber vanity unit and w.c.

**Study/library:** with light oak timber floor, two-person built-in desk, matching limed oak bookshelves with excellent fitted cupboards, modern open fireplace with feature limed oak panelling with matching alcove shelving and cupboards.

**Under Steps:** storage/wine cellar.

Sliding Pocket Door To;

**Living Room:** with recessed pelmet lighting, log

effect gas fire with marble surround, fitted cupboards in alcove with matching marble top, 3 large, glazed concertina doors to timber decking.

**Laundry:** with Miele washing machine and dryer, Belfast sink, press for boiler and water cylinder.

RETURN

**Home Office/ Study:** with beautiful stained glass double doors, wide plank limed oak flooring, feature arched sash window, ceiling coving and built in study desk and shelves.

FIRST FLOOR

**Main Bedroom:** stunning spacious and light filled bedroom with ornate cornicing, feature marble fireplace with slate hearth. Excellent range of built in wardrobes. Two sash windows with shutters, part paneled walls. Double doors to:

**Sitting Room:** elegant and superbly proportioned reception room with ornate ceiling coving, feature marble fireplace with slate hearth, limed oak flooring, sash windows with shutters and part paneled walls.

RETURN

**Bathroom:** stunning bathroom with bath, shower attachment, wc, wash hand basin with storage beneath, sash window, partially tiled walls and recessed lights.

SECOND FLOOR

**Bedroom 2:** spacious double bedroom overlooking the back garden, sash windows with shutters, built in wardrobes and bookshelves, attractive fireplace and ceiling coving.

**Shower Room:** with shower cubicle, wc and wash hand basin, overhead heated mirror, heated towel rail. Part tiled walls, tiled floor and recessed lighting.

**Bedroom 3:** double bedroom overlooking the front garden, sash windows with shutters, built in wardrobes and drawers, attractive fireplace and ceiling coving.

**Bedroom 4:** spacious double bedroom overlooking the front garden, sash windows with shutters, built in wardrobes and bookshelves, attractive fireplace and ceiling coving.

TOP FLOOR

**Shower Room:** with large hotpress/linen cupboard, EU Charger, double shower cubicle with rain forest shower head, wc, wash hand basin with excellent underneath storage press. Heated towel rail, part tiled walls, tiled floor, recessed lighting and sash window.

OUTSIDE

To the front of the property, there is generous off-street parking for 3 cars. The back garden is an outstanding feature of the property - having been landscaped with great imagination by Damien Costello, it now provides a decked patio area, accessed directly from the living room. Steps from here lead to a large limestone paved patio which is surrounded by mature box hedging and is ideal for leisurely al fresco dining. Matching limestone paths border the manicured lawns and lead to a second raised patio area beyond which are two matching garden sheds. Throughout the beautifully landscaped gardens are a variety of mature trees, shrubs and box hedging which combined with the 9ft high trellising afford the property tremendous seclusion and privacy.





# FLOOR PLANS





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