



2a Nutley Road, Donnybrook, Dublin 4

 **HUNTERS**  
ESTATE AGENT

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BER D2



# For Sale by Private Treaty

Hunters Estate Agent are proud to bring to the market, 2a Nutley Road, an instantly appealing five bedroom detached family residence set on c. ¼ acre site, ideally located just off the most popular and highly convenient residential road of Nutley Lane.

The spacious accommodation is well proportioned and offers the discerning purchaser a light filled and comfortable living space. To the front of the property there is a tarmacadam drive with off street parking, whilst to the side, there are two large side gardens and an extensive patio area. The property comprises entrance porch with attractive hall door and feature stained glass detail, entrance hallway, drawing room, dining room, study, guest cloakroom, family room and kitchen/breakfast room on the ground floor, while on the first floor there is a large spacious landing area with Staira stairs to attic, master bedroom with dressing room/ensuite and a further 4 bedrooms and family bathroom.

Nutley Road, Donnybrook, enjoys an enviable location, just off Nutley Lane which links the Merrion Road with Stillorgan Road in the heart of Dublin 4. No. 2a Nutley Road benefits from one of Dublin's most popular and convenient locations with an excellent choice of amenities being within walking distance, including St. Vincent's Hospital, RTE Campus, UCD Belfield, Elm Park Golf & Sports Club and the Merrion Shopping Centre. Many of the city's principle schools are close by including St. Michael's and St. Teresian's.

Local transport links are plentiful with numerous bus routes along both the Stillorgan Road and Merrion Road, serving the city centre and suburbs. It also offers convenience to the N11 and Sydney Parade DART Station with Dublin Airport a mere 25 minutes' drive via the Port Tunnel. Many of Dublin's commercial centres such as the IFSC and South Docks IT hub are easily accessed from Nutley Park.

Viewing is highly recommended.



## SPECIAL FEATURES

- » Substantial spacious 5 bedroom detached family residence.
- » Prime location just off Nutley Lane in the heart of Dublin 4.
- » Approx. 270 sq.m. / 2,906 sq.ft.
- » Set on approx. ¼ acre site.
- » Feature high ceilings with original doors and picture rails.
- » Gas fired central heating.
- » Extensive patio and lawned areas.
- » Two separate entrances to the property.
- » Close to numerous amenities including The RDS, The InterContinental Dublin, Donnybrook and Ballsbridge.
- » Short stroll to DART at Sydney Parade or minutes' walk to buses along The Merrion Road and Stillorgan Road.
- » Recreational needs well catered for including Bective Rangers Football Club, Old Benvedere Rugby Club, Elm Park Golf & Sports Club and The Aviva Stadium.
- » Numerous highly regarded primary and secondary schools such as St. Mary's National School, St. Teresians School, St. Michael's College and Muckross Park College.
- » University College Dublin 5 minutes' walk and Trinity College less than 5km away.
- » Easy access to the N11 and Dublin Airport via The Port Tunnel with the area well serviced via many bus routes along the Stillorgan Road and The Merrion Road.

# ACCOMMODATION

## ENTRANCE PORCH

1.94m (6'4") x 2.1m (6'11")

Attractive hall door with leaded stained glass detail. Tiled floor. Opening into:-

## ENTRANCE HALLWAY

5.27m (17'3") x 2.16m (7'1") plus 6.10m (20'0") x 1.11m (3'8")

Solid oak floor. Understair storage.

## DRAWING ROOM

6.14m (20'2") x 4m (13'1")

Impressive marble fireplace (which matches fireplace in dining room) with slate hearth incorporating a coal effect gas fire. Picture rail. Double doors with panel detail leading to:-

## DINING ROOM

4.1m (13'5") x 4.9m (16'1")

Feature marble fireplace with a slate hearth incorporating a coal effect gas fire. Picture rail.

## STUDY

3.86m (12'8") x 2.88m (9'5")

Attractive French marble flanked by library units. Picture rail.

## GUEST CLOAKROOM

3.3m (10'10") x 1.31m (4'4")

Incorporating w.h.b. and w.c.

## FAMILY ROOM

5.5m (18'0") x 3.25m (10'8")

Feature marble fireplace with gas stove inset, ceiling coving and recessed lighting. Patio doors to rear garden.

## KITCHEN/DINING ROOM

5.75m (18'10") x 3.65m (12'0")

Superb range of fitted units incorporating illuminated granite worktop areas and a ceramic sink. Quality appliances including a built-in Neff double oven, an Ariston 6 ring gas hob, integrated Bosch dishwasher, Zanussi washing machine and fridge freezer. Tiled floor and recessed lighting.

## STAIRCASE LEADING TO FIRST FLOOR

## LANDING

6.03m (19'9") x 3.12m (10'3") plus 1.8m (5'11") x 1m (3'7")

Hotpress with insulated cylinder and dual immersion. Access via a Staircase stairs to attic.

## MASTER BEDROOM

4.92m (16'2") x 3.81m (12'6")

Built-in wardrobe with ornate detail.

## DRESSING ROOM / ENSUITE

3.3m (10'1") x 5.13m (16'10")

Suite incorporating a free standing shower unit, sunken bath, dual wash hand basin in vanity unit, bidet and w.c. Recessed lighting.

## BEDROOM 2

5.02m (16'6") x 4.3m (14'1")

Wall to wall sliderobes.

## BEDROOM 3

4.07m (13'4") x 3.85m (12'8")

Floor to ceiling built-in wardrobes

## BEDROOM 4

5m (16'5") x 2.85m (9'4")

Floor to ceiling built-in wardrobes

## BEDROOM 5

3.5m (11'6") x 2.8m (9'2")

Wall to wall sliderobes.

## BATHROOM

2.55m (8'4") x 2.75m (9'0")

White suite incorporating a bath with an Aquastream controlled shower unit, pedestal wash hand basin, mirror door medicine cabinet, heated towel rail and w.c. Tiled walls and floor and recessed lighting.









## OUTSIDE

Enjoying day long sunshine and extending to approx. 1/4 acre, both side gardens have been meticulously maintained and manicured through the years. The lawned gardens also offer planted borders with a wide variety of flowering shrubs and plants. Mature, shelter giving evergreen hedging offer excellent privacy and seclusion. To the side of the property is a lovely paved patio area, ideal for alfresco entertaining. There may also be some development potential in the side gardens, subject to the relevant planning permission

## DIRECTIONS

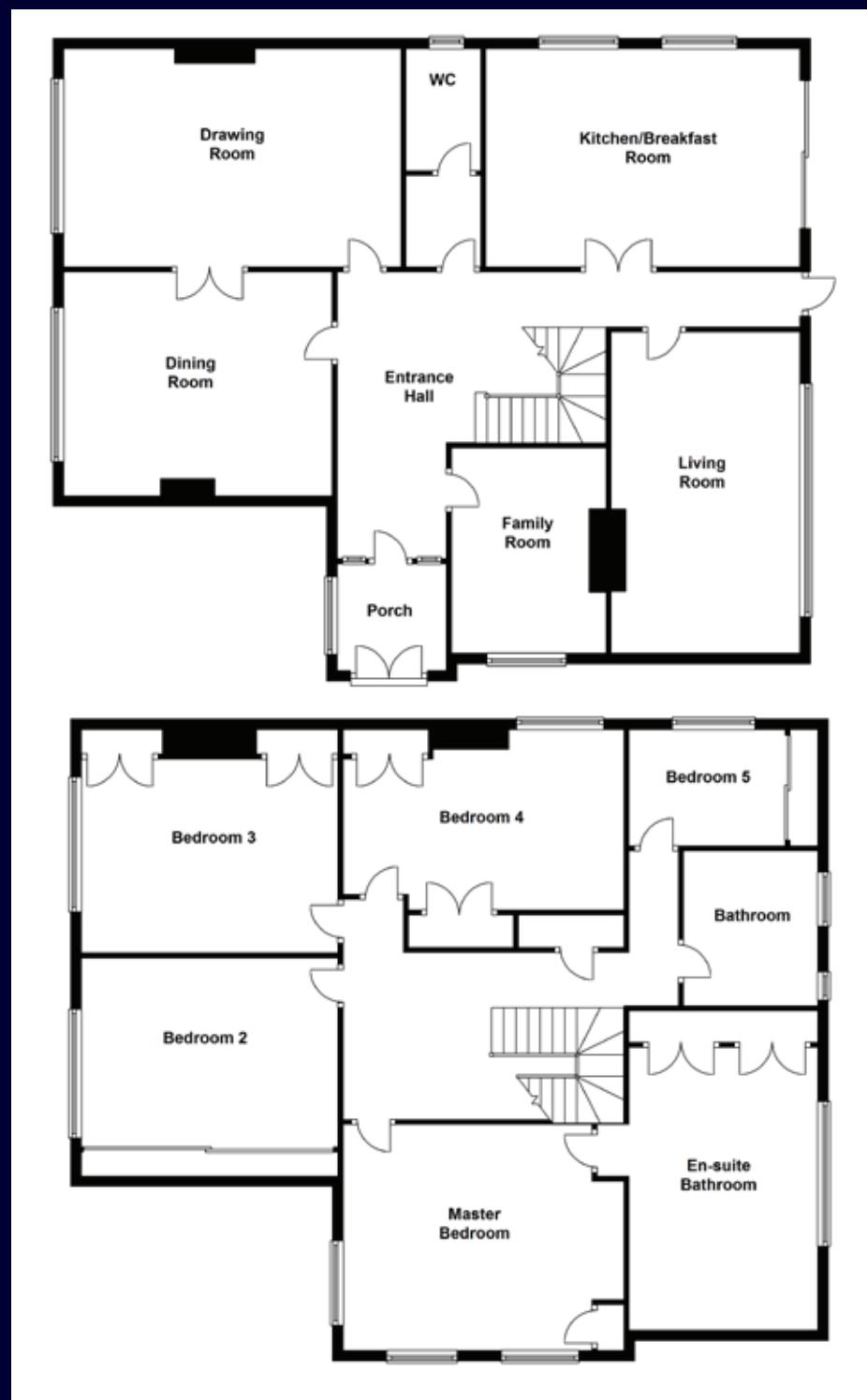
Travelling from Ballsbridge along the Merrion Road, take a right turn at the Merrion Shopping Centre onto Nutley Lane. Proceed along Nutley Lane and take a right turn into Nutley Road and No. 2a is immediately on your left hand side.

## BER DETAILS

BER Rating: D2  
BER Number: 108606427  
Energy Performance Indicator: 263.95 kWh/m<sup>2</sup>/yr

## VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: [citycentre@huntersestateagent.ie](mailto:citycentre@huntersestateagent.ie)



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