



83 Anglesea Road  
Ballsbridge, Dublin 4

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INTERNATIONAL REALTY



## 83 Anglesea Road, Ballsbridge, Dublin 4

### Features

- Outstanding double fronted Victorian property.
- Impeccably upgraded and renovated to exacting standards.
- Superbly stylish interior with many features of its era including high ceilings, intricate ceiling coving, centre roses, and magnificent marble fireplaces.
- Reclaimed oak parquet floor throughout which dates from 1910 and sourced in Essex.
- Feature Stucco walls in the halls created by Italian craftsmen.
- Magnificent Dalkey Design kitchen.
- Landscaped rear garden designed by Fionnuala Fallon (approx. 39m. / 128ft.)
- Substantial garden room (approx. 29sq.m. / 312sq.ft.) complete with kitchenette, shower room and double garage (approx. 26sq.m. / 279sq.ft.)
- Superbly appointed bathrooms and ensuite.
- Wine cave.
- Highly convenient location – equidistant between Ballsbridge and Donnybrook Villages.
- Floor area approximately 301 sqm (3,246 sq. ft).
- Gas fired central heating with underfloor heating downstairs.

An outstanding double fronted Victorian property which has been completely renovated and remodelled to exacting standards, benefiting from beautifully landscaped generous rear garden complete with garden room and garage and further enhanced by an ideal location between Ballsbridge and Donnybrook Villages.

This instantly appealing two-storey over garden level red brick fronted period property (built circa 1850) has been impeccably upgraded and renovated with flair & style throughout to include feature reclaimed oak parquet flooring which dates back to 1910 and sourced in Essex, Stucco walls in the front reception hall, feature wall panelling in the magnificent interconnecting reception rooms, Dalkey Design kitchen and superbly appointed bathrooms and ensuites.

The generous accommodation extends to approximately 301 sqm (3,246 sq. ft) and briefly comprises: formal dining room and views of front garden, this opens into the drawing room. Both interconnecting rooms feature high ceilings and intricate ceiling cornicing with magnificent marble fireplaces, sliding sash timber windows & working shutters making them perfect space for entertaining, study with custom built shelving and desk, and guest wc. The garden level which benefits from its own separate front entrance comprises a superbly appointed kitchen/breakfast room which opens to a most inviting family room which overlooks the beautifully landscaped rear garden, utility room, guest wc, and wine store. Upstairs there are three bedrooms (including master ensuite). The fourth bedroom has been converted to a dressing room with cabinetry from Michael Farrell Kitchens and Furniture Design in Wexford. The property is further enhanced by a substantial garden room complete with kitchenette, shower room, and double garage.

No. 83 is exceptionally well located on this much sought-after and fashionable road equidistant between Donnybrook and Ballsbridge villages offering a wide selection of amenities within the immediate vicinity including specialist shops, bars, restaurants, various schools, the RDS, and Herbert Park. The property is also within walking distance of Dublin City Centre and offers excellent transport links including Lansdowne Road DART station and the various bus routes which service both Ballsbridge and Donnybrook.





## Accommodation

**Reception Hall:** 2.00m x 8.60m (6'7" x 28'3") with detailed ceiling cornicing, picture rail, centre rose, stucco walls, inner arch, and intercom.

**Dining Room:** 5.20m x 4.90m (17'1" x 16'1") with detailed ceiling cornicing, centre rose, magnificent marble fireplace with tiled inset, wall panelling, folding doors through to

**Drawing Room:** 5.25m x 5.30m (17'3" x 17'5") with detailed ceiling cornicing, magnificent marble fireplace with tiled inset, & wall panelling.

**Study:** 2.05m x 6.45m (6'9" x 21'2") (average measurements), with feature custom built shelving and desk, warmed by an open fire.

**Guest WC:** comprising wc, wash hand basin.

**Half Landing:** sliding sash window with stained glass.

### Garden Level

**Kitchen / Breakfast Room:** 6.85m x 4.80m (22'6" x 15'9") Dalkey Design Kitchen comprising an extensive range of hand painted timber presses, cupboards, drawers, carrara marble countertop with one bowl undercounter sink unit, marble splashback, pair of integrated dishwashers, fitted Wolf appliances including oven, heating drawer, microwave steam oven, larder. Centre island is a feature with a beautiful marble worksurface with integrated Wolf appliances including four ring gas hob, extractor fan, saucepan drawers, walnut breakfast bar, space for American style subzero fridge freezer, wolf wine fridge, feature fireplace with granite surround with built in cabinetry either side of the chimney, intercom, TV point, door to communicating lobby, with doors to front garden and wine cave.

**Family Room:** 5.35m x 5.15m (17'7" x 16'11") with recessed lighting, cast iron fireplace with coal effect gas fire, floor to ceiling sliding windows overlooking the beautifully landscaped garden.

**Utility Area:** 1.85m x 4.75m (6'1" x 15'7") (average

measurement), built in cabinetry, display cabinets, stacked washing machine and dryer, worktop with sink, presses, gas boiler.

**Guest Toilet:** comprising wc, wash hand basin.

**Inner Hall:** with built in cabinetry for coats etc, and a glazed panel door out to the rear garden.

**Half Landing:** with timber sash window with stained glass.

### First Floor

**Master Bedroom:** 5.20m x 3.50m (17'1" x 11'6") including extensive range of built in wardrobes, vanity unit, door into

Ensuite: very well appointed and comprising large step in shower, Duravit wash hand basin, wc, vanity mirror, mosaic tiled floor and chrome heated towel rail.

**Bedroom 2:** 3.90m x 4.90m (12'10" x 16'1") good range of built in wardrobes.

**Bedroom 3:** 3.35m x 4.85m (11' x 15'11") including a good range of built in wardrobes, cast iron fireplace, working shutters.

**Dressing Room / Bedroom 4:** 1.85m x 6.80m (6'1" x 22'4") (average measurement) with an extensive range of built in shelving, cupboards, and drawers, track lighting, door to a shelved storage room.

### Half Landing

**Bathroom:** comprising bath with telephone shower attachment, Rain head, feature wash hand basin, wc, chrome heated towel rail, mosaic tiled floor, storage cabinet.

## BER Information

BER: Exempt

## Eircode

D04H2H7



## Outside

The front garden is railed, boarded by hedging, gravelled area with box hedging, olive trees, ferns, cobble lock pathway to hall door with an impressive flight of granite steps to the hall door.

The professionally landscaped rear garden by Fionnuala Fallon is an outstanding feature of this fine family home which extends to approximately 39m. (128ft.) is boarded by granite walls. Large limestone patio gives way to lawned area with box hedging with white agapanthus and hydrangea along the cobble locked lined

patio. An apple tree provides dabbled shelter from the sun to the rear of the garden where there is a BBQ area, and a second alfresco dining space surrounded by topiary and tree ferns.

**Garden Room:** 5.70m x 5.20m (18'8" x 17'1") with oak timber flooring, a full bar with timber worktop and TV area.

**Kitchenette:** with stainless steel worktop, glass splashback, circular stainless steel bowl, integrated dishwasher, integrated Neff oven, Neff induction hob.

**Shower Room:** comprises Miera electric shower, vanity wash hand basin, wall hung wc, built in cabinets, chrome heated towel rail, fully tiled walls and floor.

**Double Garage/Gym:** 6.00m x 4.40m (19'8" x 14'5") alarmed.



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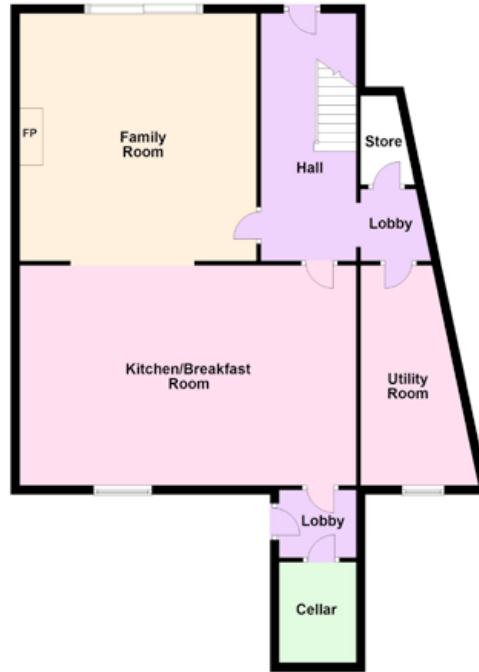
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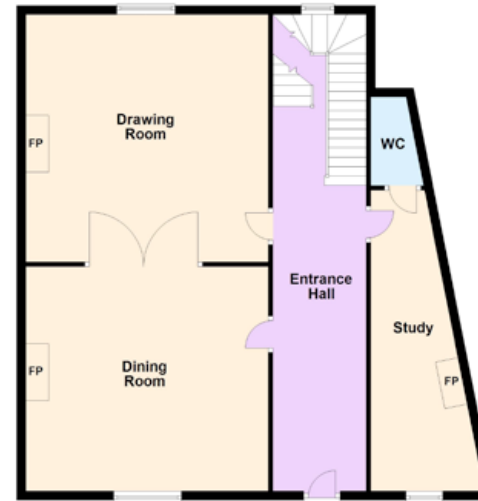
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FLOOR PLANS Not to scale - for identification purpose only.

Basement



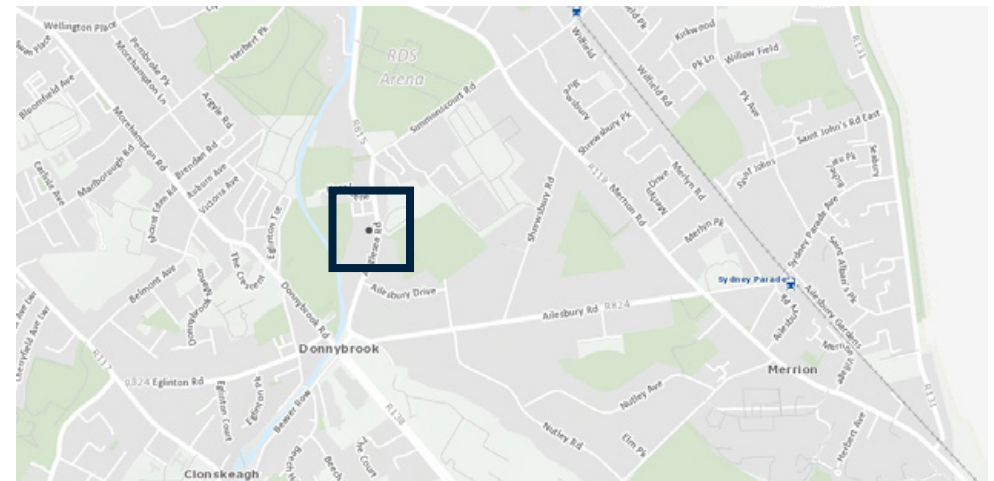
Ground Floor



First Floor



Second Floor



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