

# 21 NORTHBROOK ROAD

Ranelagh, Dublin 6, D06 Y957

**FOR SALE**



**Crawford's**





# 21 NORTHBROOK ROAD

*"A classic 6-bedroom red brick Victorian residence of approximately 365 sq. m. / 3,900 sq. ft. laid out over three floors, the property although well maintained, does require modernisation throughout"*

The property has enormous potential and will benefit greatly from a makeover to produce a home of distinction for the next family to enjoy. Situated in one of Dublin 6's more desirable residential areas and tucked in-between leafy Leeson Park and Ranelagh Road, the property is within walking distance of both the City Centre and Ranelagh Village.













# ACCOMMODATION



The accommodation briefly comprises: a flight of granite steps to the hall door opens to a generously proportioned hall with decorative cornicing. There are two main reception rooms at this level with all the original features one would expect from a property of the period, and a third smaller reception room which would make an ideal home office or library. In the return there is a small, fitted kitchen and a guest wc.

Moving to the first floor where we have four spacious bedrooms - two of which are ensuite - plus a family bathroom. At garden level there are two further reception rooms - one of which was the original kitchen - two bedrooms, an office, plus two guest toilets. There is direct access to the garden from the basement, front and back.









# GARDEN & LOCATION

There is a west-facing garden to the rear, together with a four garages which could easily be converted to a home office or nanny suite, subject to the relevant planning permission.

No. 21 enjoys one of Dublin's most convenient and popular locations within easy walking distance of both the City Centre and the village of Ranelagh

with its array of fashionable shops, boutiques and restaurants.

There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, Sandford Park, St Michael's College, Loreto College St. Stephen's Green, UCD and Trinity College.

This particular address manages to blend the most desirable residential features with superb proximity to the Central Business District. It affords residents the opportunity to be immersed in some of the city's most atmospheric sporting and entertainment events while still providing a secluded and exclusive residential environment.



## FEATURES

- Highly desirable Northbrook Road address
- Quiet residential location a short walk to City Centre
- Period features throughout
- Gas fired central heating
- Rear access with four garages

 4  6  3



## DETAILS

**BER:** Exempt

**Approx. Size:** 365 sq. m. / 3,900 sq. ft.

**Viewings:** By Appointment / Virtual Viewing

## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

## CONTACT JOINT AGENTS

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# FLOOR PLANS



NOT TO SCALE

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