

# 9 EDWARD SQUARE

DONNYBROOK DUBLIN FOUR







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Originally built to an extremely luxurious specification in 2007, this property is presented to the market in turnkey condition. The finest materials and fittings have been selected, contributing to a home of unsurpassed quality.

These include travertine stone flooring, natural stone bathrooms, bronze balustrades and handrails, Lutron lighting, a stunning custom-made Boffi kitchen with integrated Gaggenau appliances, and an extensive range of home entertainment features. No. 9 Edward Square also has high levels of energy efficiency, with a modern gas-powered underfloor heating system throughout the home.

The accommodation has been designed meticulously to provide generous rooms and a spacious internal layout. Each bedroom benefits from private en-suite bathrooms, with the stunning master bedroom suite encapsulates an entire floor. The top floor features a magnificent entertainment room, and has a private terrace overlooking the landscaped gardens within the square.

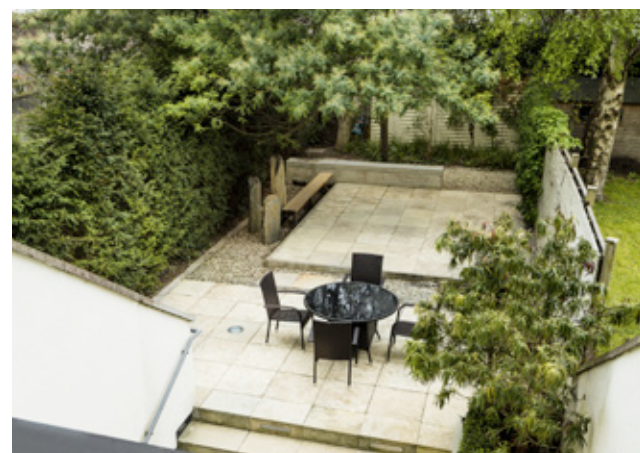


No.9 Edward Square is an exquisitely presented home, located within the exclusive surrounds of Edward Square, Donnybrook. This private and secure gated development is renowned as one of South Dublin's most appealing residential addresses.

The house has been crafted and designed in the classical style of the Regency era by Douglas Wallace Architects, and is located within a stunning landscaped city square.

No.9 Edward Square is set over five levels, and benefits from a spacious interior measuring approximately 395 sq.m. (4,250 sq.ft.). A private elevator provides convenient access to each floor, and the property also enjoys a secure underground garage, a secluded and attractive rear garden, featuring stone paving and mature trees and landscaping.





Edward Square benefits from its location within Donnybrook, one of the most desirable suburbs in Dublin. The development provides easy access to a multitude of local amenities and services, including specialist shops, restaurants, and recreational amenities.



The villages of Ballsbridge and Ranelagh are a short distance away, while Dublin city centre is within easy reach. Grafton Street and St. Stephen's Green are within walking distance, while a superb choice of local bus routes provide easy access to other parts of the city and surrounding suburbs.

Donnybrook provides convenient access to Dublin's primary employment hubs, including the International Financial Services Centre, The Dublin Docklands, and the commercial district of Dublin 2.

Many of Dublin's most renowned primary and secondary schools are located within easy reach of Edward Square, including St. Michael's College, Gonzaga College, Muckross Park College, and Loreto College St. Stephen's Green.



# Specification and features



- Secure gated development (Residents access only)
- Private parking for two cars within a secure underground garage
- Annual service charge of € 2,369 (subject to review)

## Kitchen

- Stunning contemporary designer kitchen from Boffi
- Polished stone worktops and concealed lighting
- State-of-the-art integrated Gaggenau appliances, including Gas Hob, Extractor Fan, Steam Oven, Hot Plate, Electric Oven and Microwave, Fridge/Freezer and Coffee Maker

## Utility Room

- Includes fitted Miele washing machine and tumble dryer

## Family Room

- Livingstone fireplace with remote control gas fire
- Built in home cinema
- TV connection, broadband connection and phone points installed

## Bathrooms and En-suites

- Duravit sanitary ware in specified bathrooms
- Recessed lighting throughout
- Full natural stone tiling to all bathroom walls and floors
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## Bedrooms

- En Suite bathroom to each bedroom
- Built-in wardrobes in each bedroom

## Flooring

- Travertine natural stone flooring to kitchen, hallways and staircase
- Marble Tiling to Master en-suite, Shower room and Third Bedroom en-suite
- High quality Tiling to Second Bedroom en-suite
- Solid Timber flooring to living room & dining area, and hallway
- Wool Fitted carpets to Master Bedroom and walk in wardrobe

## Central Heating

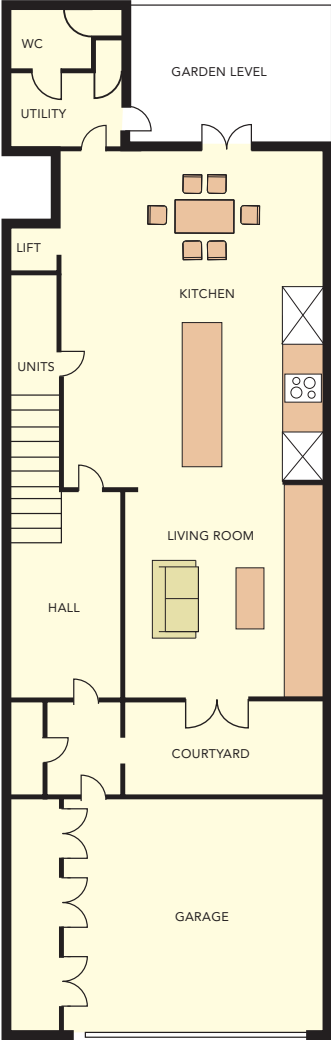
- Gas Fired Central Heating
- Underfloor heating system throughout
- Controlled via thermostats and timer system

## Other Features

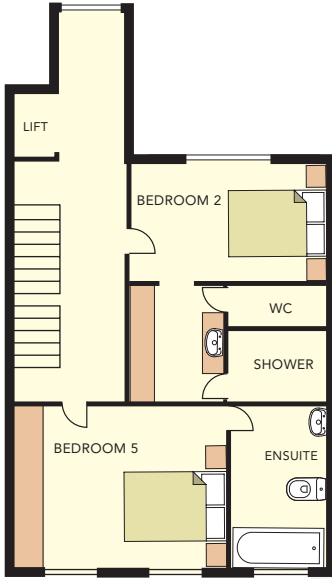
- Intruder Alarm installed
- Video Intercom System
- Cat 5 Cabling
- Quality double glazed windows throughout
- Stunning bronze balustrades and handrails to stairs
- Lutron advanced lighting system

# 9 Edward Lane Floor Layout

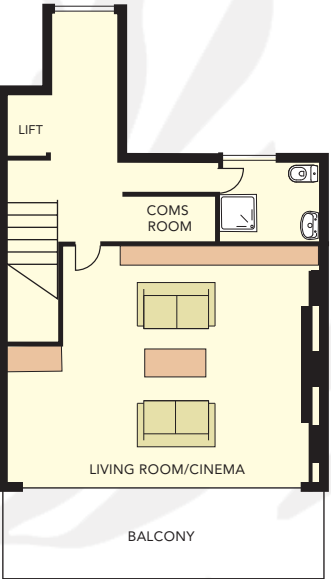
395 sq.m. / 4,250 sq.ft. (approx.)



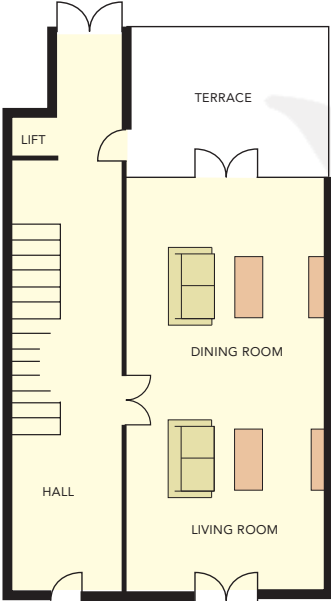
GARDEN LEVEL



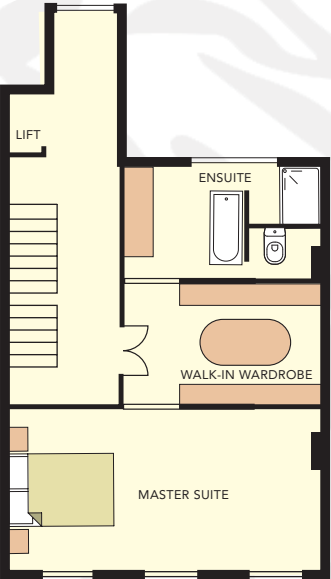
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

Plan is for illustrative purposes only. Not to scale.



### BER Details

BER B3  
BER No. 100756907

### Viewing

Contact the selling agents.

### Selling Agent:



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Earlsfort Terrace, Dublin 2.  
PSRA License : 001848  
Email: [edwardsquare@lisney.com](mailto:edwardsquare@lisney.com)  
Phone: 01 638 2700

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