

# 6 MOYNE ROAD

*Ranelagh, Dublin 6*

**FOR SALE**



BER Exempt





## 6 MOYNE ROAD

“A superb opportunity to purchase a spacious Victorian family home, ideally situated just around the corner from Morton’s on Dunville Avenue in the heart of Ranelagh. Providing significant scope to modernise and extend (subject to planning permission). No. 6 also benefits from a sizeable west facing back garden with rear vehicular access”









# ACCOMMODATION

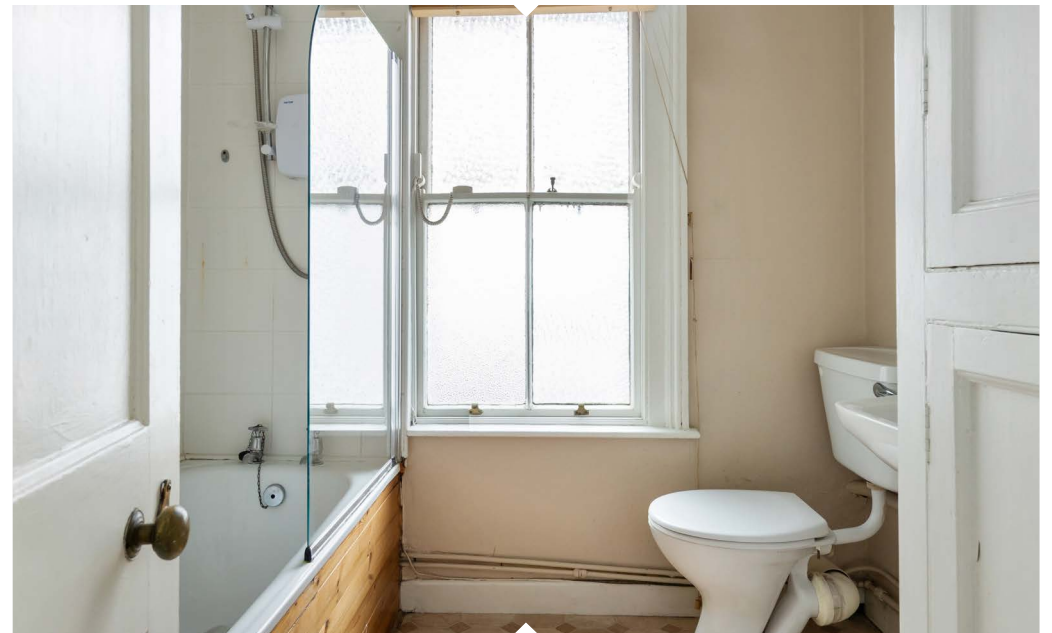
A very attractive redbrick Victorian terraced house situated on this desirable road just off Dunville Avenue, in the heart of Ranelagh. Well set back from the road behind wrought iron railings and a well-maintained front garden, 6 Moyne Road extends to approximately 140 sq. m / 1,506 sq. ft. over two floors.

The well-proportioned accommodation comprises an entrance hall to the left of which is a drawing room, which can open into a dining room (presently in use as a bedroom) with views over the back garden. Both these rooms have original fireplaces, working shutters and attractive ceiling cornicing. To the rear of the house is a bright kitchen / breakfast room with a range of floor and wall mounted units with views over and access to the large west facing back garden. There are four bedrooms on the first floor, three good sized doubles and one single bedroom, as well as a bathroom and additional WC. Finally, there is additional storage space in the attic.

6 Moyne Road presents a wonderful opportunity for an incoming purchaser considering its immense potential to modernise and extend (subject to planning permission) combined with its superb location in the heart of Dublin 6.













# GARDENS • LOCATION • FEATURES

Ranelagh is undeniably one of the most highly coveted residential suburbs in Dublin, and for good reason. It offers a wealth of superb restaurants, inviting pubs, and a variety of convenient shopping amenities. It is known for its leafy streets, charming houses, and a strong sense of community, yet being within walking distance of the city centre.

6 Moyne Road is located only minutes' walk from Beechwood LUAS stop, a host of shopping and dining facilities to include Morton's, Rosalin's and NoBo on Dunville Avenue and wider

amenities on Ranelagh high street. Ranelagh Gardens and Belgrave Square are popular local parks while some of Dublin's most popular primary and secondary schools including Scoil Bhride and Lis na Nog, Ranelagh Multi-Denominational School, Gonzaga College, Muckcross Park and Sandford Park are all within walking distance.

The villages of Rathmines and Donnybrook are also both within strolling distance as is Fitzwilliam Lawn Tennis Club, Mount Pleasant Lawn Tennis Club and David Lloyd Riverview.

## LOCATION MAP

Click below to view the location map for 6 Moyne Road.



## VIDEO

Click link below to view virtual tour.



## SIZE

140 sq. m / 1,506 sq. ft. Approx.

## BER

BER: Exempt

## FEATURES

- Original features throughout
- West facing back garden with rear vehicular access
- Potential to extend (subject to planning permission)
- Gas fired central heating
- Wonderful location off Dunville Avenue





## VIEWING

By appointment with Knight Frank.

## CONTACT



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ASCSI / ARICS

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## 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 [click here](#) to get in touch with our team of experts.

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T: +353 1 634 2466

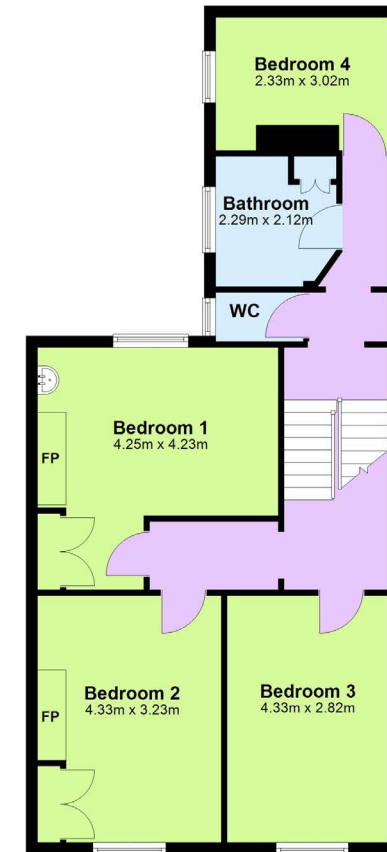
E: [residential@ie.knightfrank.com](mailto:residential@ie.knightfrank.com)

# FLOOR PLANS

**Ground Floor**  
Approx. 69.9 sq. metres



**First Floor**  
Approx. 70.8 sq. metres



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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Dublin 2

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