

BER A3



26 Mountpleasant Avenue Upper
Ranelagh, Dublin 6

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Features

- Meticulously redesigned and extended to an exacting standard, seamlessly blending period charm with contemporary sophistication.
- A breathtaking, light-filled kitchen featuring a bespoke island, Crittall doors, floor-to-ceiling concertina doors to the garden, and a custom-built media wall with integrated fire and bar storage.
- Offering superb flexibility for family living, entertaining, and remote working — including a refined lounge with chevron wood flooring and bespoke shutters, plus a dedicated home office.
- A private dual-aspect main bedroom with a walk-in wardrobe and a hotel-quality ensuite finished to an exceptional standard.
- All bedrooms feature floor-to-ceiling built-in storage, with the fourth bedroom benefiting from its own ensuite.
- A fully enclosed, private wraparound garden laid in pristine astroturf, ideal for year-round enjoyment and outdoor entertaining.
- Within walking distance of Ranelagh and Rathmines, close to the Luas, premier schools, parks, golf clubs, and excellent city connectivity.

26 Mountpleasant Avenue Upper is a stunning example of thoughtful design with a luxurious finish. From its refined period charm to its light filled contemporary extension, every element has been curated for modern family living without compromise. A truly magnificent family residence, meticulously redesigned and extended to an exacting standard, this luxurious home blends timeless elegance with contemporary sophistication, offering generous light-filled interiors and superb craftsmanship throughout. Approached to the front onto a low maintenance cobble lock driveway with parking for two cars, bordered by mature hedging offering a lovely degree of privacy.

Welcomed by an impressive entrance hall that offers views straight out to the landscaped garden. The generous proportions, refined finishes, and elegant detailing establish a tone of understated luxury that flows effortlessly. From the hall the practical and thoughtfully designed mudroom and cloak cupboard ensures an organised house complete with access to the luxuriously appointed guest shower room. There are four reception rooms on the ground floor, ensuring lots of space for a growing family. The lounge offers a wonderful adult retreat with rich chevron wood flooring, a large picture window with bespoke wood shutters with gas fire a perfect space for relaxed evenings or formal entertaining. The superbly appointed home office is ideal for remote working in comfort and style. The heart of every home is the kitchen, this multi functional spectacular open-plan space is designed for both grand entertaining and everyday living. Crittall doors open from the hall into a breathtaking light-filled room, enhanced by floor-to-ceiling wraparound concertina doors that seamlessly connect the interior to the garden. Bespoke design comes to the fore with an excellently executed kitchen centred around a social central island. The area is complete with a custom-built media wall with floor to ceiling shelving, integrated electric fire, and bar storage, a true statement of contemporary luxury. On the first floor from the light filled landing with storage cupboard there is an easy flow to all four bedrooms. The principal suite provides a private retreat with dual aspect, walk in wardrobe with plenty of hanging and shelving storage. The ensuite is finished to an exceptional high standard only seem in a 5 star hotel. All the bedrooms are superbly appointed and offer floor to ceiling built in storage. The fourth bedroom also offers ensuite shower facilities.

The garden wraps around the house to the rear and is beautifully designed to provide a low maintenance oasis, laid in pristine astroturf to ensure year-round use with effortless upkeep. Fully enclosed by solid boundary walls, offering exceptional privacy and a wonderful sense of seclusion. No doubt an ideal setting for both relaxed family time and outdoor entertaining. A convenient side passage provides discreet access from front to back. Completing the space is a neatly positioned garden shed, offering excellent additional storage while maintaining the clean, polished aesthetic of this thoughtfully curated outdoor retreat.

With every conceivable amenity on your doorstep or within easy reach. This fine home enjoys a superb location with striking distance of both Ranelagh and Rathmines. There is a wonderful selection of specialist neighbourhood shops, coffee shops and boutiques available on the ever popular Dunville Avenue. Rathmines and or Ranelagh with their renowned vibrancy are a short stroll away with a wide array of restaurants, pubs, and coffee shops. The Ranelagh Luas is a few moments' walk from the front door providing effortless access to Dublin city centre to the north and to Dundrum Town Centre and beyond to the south. Dublin Airport can be accessed from either the M50 or Dublin Port Tunnel. Fitzwilliam Lawn Tennis Club as well as David Lloyd Riverview are easily accessible as is Belgrave Square Palmerston Park, Ranelagh Park, Milltown Golf Club, Elm Park, and The Castle Golf Club. Some of Dublin's most sought after schools are in the immediate area to include St. Mary's College, Gonzaga College, Alexandra College, Sanford Park, Kildare Place, Scoil Bhride and Ranelagh Multi-Denominational with a choice of universities.

Viewing is highly recommended to fully appreciate the scale, light, and craftsmanship this outstanding property offers.





Accommodation

Entrance Hall 1.6m x 7.4m (5'3" x 24'3") with tiled floor, ceiling coving, centre rose and fanlight above the hall door

Living Room 3.3m x 5.6m (10'10" x 18'4") with wood chevron floor, picture window to front, wood shutter, coving and limestone fireplace with gas fired insert

Office 3.6m x 2.9m (11'10" x 9'6") with chevron wood floor, window to front, bespoke built office and storage

Cloakroom 2.5m x 2.1m (8'2" x 6'11") with tiled floor and floor to ceiling storage

Utility with floor to ceiling storage and is plumbed for washing machine & dryer



Shower Room/Guest W.C. 1.1m x 2.5m (3'7" x 8'2") with w.c., wash hand basin, tiled floor, recessed shelving, and shower with shower nook pumped shower system

Kitchen / Dining Room/ Family 10.8m x 7.4m (35'5" x 24'3") with Crittall doors from the hall, floor to ceiling wrap around concertina doors, flooded with natural light, built in kitchen, Miele induction with extractor above, Electrolux double oven & Electrolux microwave, plenty of shelving & storage, double larder, integrated fridge/freezer, spotlights, large centre island unit with island lights above and sink with Quooker taps, wonderful media unit with floor to ceiling shelving, electric fire and bar storage

Playroom / Den 6.8m x 3.3m (22'4" x 10'10") with floor to ceiling built-in storage with sink unit and concertina doors out onto the garden

First Floor

Landing with hot press

Bedroom 4 4.9m x 4.2m (16'1" x 13'9") with two windows to the front, floor to ceiling storage and spotlights

Bedroom 3 3.5m x 3.7m (11'6" x 12'2") with windows to front, floor to ceiling storage and built-in wardrobes, and door to

En Suite Shower Room with w.c., shower and skylight

Bathroom 2.4m x 3.5m (7'10" x 11'6") with tiled floor, w.c., wash hand basin, bath, skylight and dual vanity basins

Bedroom 2 3.5m x 4.5m (11'6" x 14'9") with floor to ceiling built-in storage, shelving and window to rear

Main Bedroom 8.5m x 5.2m (27'11" x 17'1") with walk in wardrobe and door to en suite shower room

Walk in Wardrobe with bespoke built-in shelving and hanging storage

En Suite Shower Room with tiled floor, built-in storage, window bench, pumped shower, w.c., dual wash hand basins and spotlights.



OUTSIDE

The wonderful low maintenance astro lawn wraps around the rear of the house. Ensuring a year round garden accessible in all weathers. Offering a superb east and south facing aspect, nestled behind high walls ensuring a high degree of privacy. The garden shed allows for further storage along with the gated side passage providing direct access from front to back. To the front the cobble lock driveway allows for off-street parking behind mature shrubs.

BER Information

BER: A3. BER No.: 108674680. EPI: 65.36 kWh/m²/yr

Eircode

D06 Y7A4



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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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