



81 NUTLEY LANE

Ballsbridge, Dublin 4



Sherry  
FitzGerald







## 81 NUTLEY LANE, BALLSBRIDGE, DUBLIN 4



THIS IS AN OUTSTANDING OPPORTUNITY TO ACQUIRE THIS PARTICULARLY ATTRACTIVE DOUBLE-FRONTED DETACHED RESIDENCE, WHICH HAS BEEN EXTENDED BY THE CURRENT OWNERS TO PROVIDE WONDERFULLY SPACIOUS AND LIGHT-FILLED FAMILY ACCOMMODATION, EXTENDING TO A VERY IMPRESSIVE 354 SQ\_M / 3,810 SQ\_FT (APPROX.), INCLUDING THE 30 SQ\_M (APPROX.) ATTIC CONVERSION.

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*354 sq m / 3,810 sq ft (approx.) including the 30 sq m (approx.) (attic conversion)*

*For Sale by Private Treaty*

*BER C3 | BER No. 116878695 | EPI: 209.31 kWh/m<sup>2</sup>/yr*



## DESCRIPTION

The combination of the property's very generous accommodation, combined with its prime location directly opposite St. Vincent's Hospital, Elm Park Golf and beside St. Michael's School and Merrion Shopping Centre make it the perfect family home. Other amenities located close by include Sydney Parade DART Station, numerous bus routes, Merrion Strand, The R.D.S. and our National Football & Rugby Stadium on Lansdowne Road. The excellent shops, restaurants and hotels of Ballsbridge & Donnybrook are also within easy walking distance.

The house, which has been extended with great imagination to provide excellent family accommodation comprises spacious hall, and guest w.c. off. Drawing room, bay window and double doors to dining room, home office/study with bay window, sitting area with steps down to the kitchen with its excellent range of wall to floor units, and open plan to sunroom and impressive light-filled sitting room with double height ceiling and patio doors to the back garden.

Upstairs there are 4 double bedrooms, two of which have well-appointed shower rooms ensuite. There is also a good sized bathroom at this level.

The Attic has been converted to provide a lovely bright and well-appointed room, ideal for a variety of uses, with a w.c. off. There is generous under-eaves storage.

## ACCOMMODATION

**Spacious Hallway:** with tiled floor and cloaks cupboard

**Guest WC:** with w.c., wash hand basin and tiled floor

**Living Room:** with bay window and original sandstone surround fireplace and double doors to

**Dining Room:** with fireplace and double doors to sunroom

**Study/Home Office:** with bay window and timber surround fireplace, varnished timber floor, built in shelving and presses

**Breakfast Area:** with tiled floor and door to utility room and steps down to

**Feature central Kitchen:** with an excellent range of modern wall and floor units, black polished worktop, integrated double oven, dishwasher, 4-ring gas hob, fridge freezer, extractor fan and walk-in pantry. Off the open plan kitchen area is the

**Sunroom:** with matching tiled floor and double doors to Dining Room and back garden

**Sitting Room:** opening off the kitchen to the rear of the property is a lovely light-filled room with double height ceiling, matching tiled floor, feature fire and patio doors to the rear

## UPSTAIRS

**Spacious Landing:** with hot-press and staircase to attic

**Main Bedroom:** (front double) with twin built-in wardrobe and

**Shower Room En-suite:** w.c., wash hand basin and shower

**Bedroom 2:** (front double) with built-in wardrobes

**Bedroom 3:** (rear double) lobby with built-in wardrobes and

**Shower Room En-Suite:** w.c., wash hand basin and shower

**Bedroom 4:** (rear double) with walk through wardrobe and door to

**Jack & Jill Bathroom:** with twin wash hand basin, w.c., step in shower and door to landing

## ATTIC

The attic has been converted to provide a spacious light filled room with timber floor, w.c. off and access to generous under-eaves storage

## OUTSIDE

The front garden which is a very good size is gravelled to provide generous off-street parking for 5/6 cars. A wide side passage leads to a lovely sunny Westerly facing walled back garden with a large raised patio, taking full advantage of the afternoon and evening sunshine, making it ideal for al fresco dining. The remainder of the garden is laid out in lawn, which is surrounded by well-stocked raised flowerbeds. At the back of the garden is a good sized garden shed.

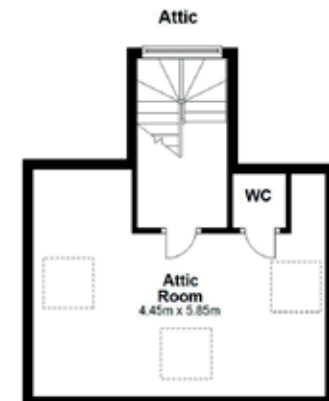
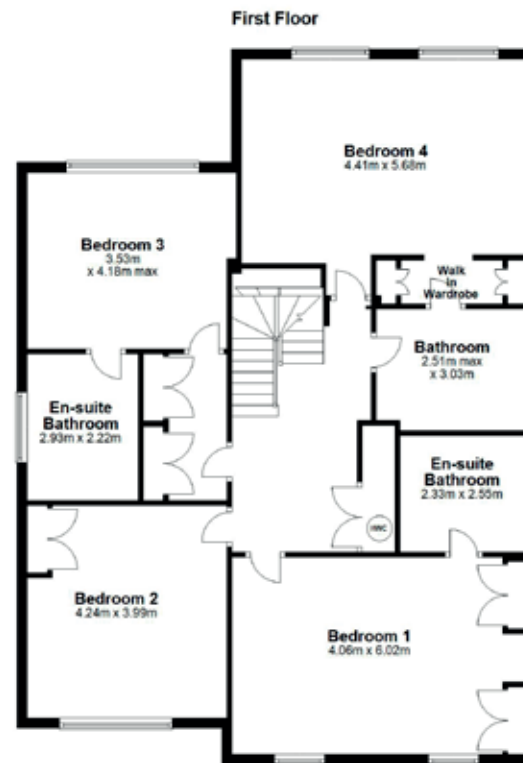
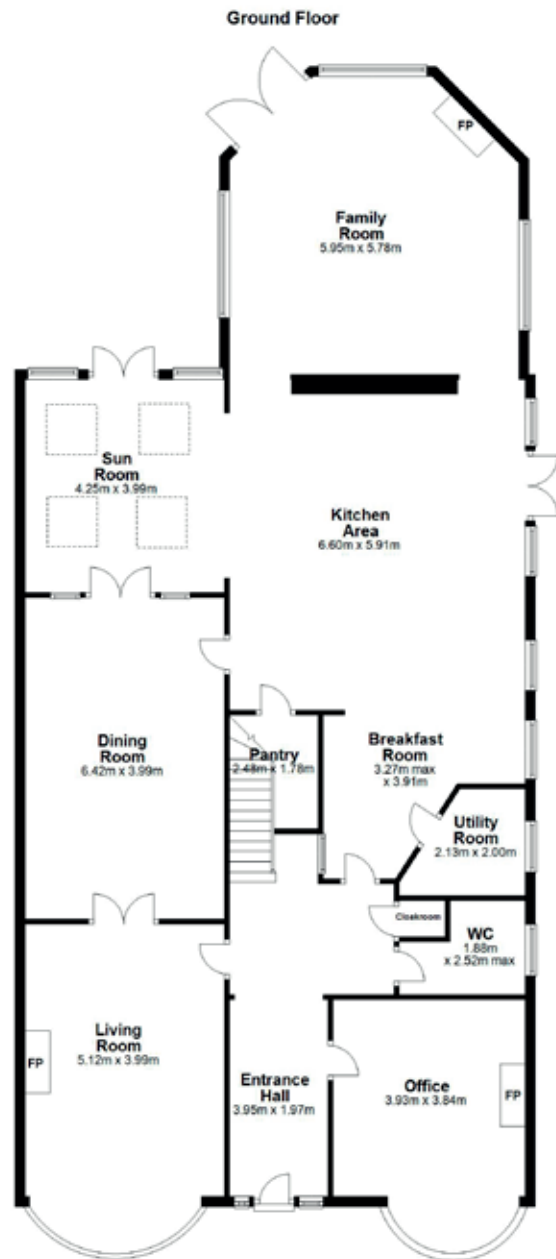








# FLOOR PLANS





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