

1 CLYDE LANE

Ballsbridge, Dublin 4

FOR SALE



BER B3

1 CLYDE LANE

A very stylish 3-bedroom detached mews measuring approximately 139 sq. m / 1,493 sq. ft laid out over two floors, with additional converted attic space of approximately 25 sq. m / 269 sq. ft. Tastefully refurbished, combining high quality materials and attention to detail resulting in a comfortable , situated in the heart of Ballsbridge.

Entered via double electrical vehicular gates into a sunny courtyard, which provides parking for two cars. The hall door opens into a bright spacious hallway, to the left, partitioned by a half oak slatted wall, is the open plan kitchen / living room. The kitchen faces the front of the house, with double sliding doors out onto sunny patio.









ACCOMMODATION

The kitchen is fully fitted with various wall and floor units, integrated appliances to include a six-ring gas hob, Neff double ovens and American style Liebherr fridge/freezer, finished in a soft white high gloss with complimenting marble countertop and splashback, a bespoke island plays feature to the room. A large ceramic floor tile runs throughout this space. The living area leads off the kitchen with wood burning stove, and wood slat wall, double sliding doors open to an internal courtyard, a beautiful dark oak floor runs underfoot. A glazed hallway leads to a double bedroom, presently used as a media room, which also faces out onto the internal courtyard. Clever light openings and painted exposed ceiling beams create a stylish design feature. A well-equipped utility room and bathroom are accessed from the hallway.

There are two double bedrooms on the first floor, one of which benefits from an en-suite and a fully tiled family bathroom completes the accommodation on this level. There is an additional converted attic room with Velux roof lights, a store room and adjoining bathroom.









GARDENS & LOCATION

Outside there is a walled courtyard to the front with raised patio area, perfect for morning coffee or al fresco dining. There is an internal paved courtyard, accessed from the living area and bedroom/media room.

Situated in this prime residential location, 1 Clyde Lane is located within walking distance of both Ballsbridge and Donnybrook Villages with their array of fashionable shops, boutiques and restaurants. A wide range of recreational facilities are nearby such as Herbert Park with its 32 acres of grounds catering for an extensive range of amenities

that include bowling greens, football pitches, tennis courts, children's playground and leisurely strolls around the duck pond. Also close by are the Aviva Stadium, the RDS Showgrounds and David Lloyd Riverview to name just a few landmarks. There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, St Michael's College, UCD and Trinity College.

This particular address manages to blend the most desirable residential features with superb proximity to the CBD. It affords residents the opportunity to be immersed

in some the city's most atmospheric sporting and entertainment events while still providing a secluded and exclusive residential environment.

LOCATION MAP

Click below to view the location map for 1 Clyde Lane.



PROPERTY DETAILS

FEATURES

- Double glazed windows
- Off street parking for two cars
- Gas fired central heating
- Alarm
- Sunny south facing landscaped garden to the front
- Prime Dublin 4 location



SIZE

Approx. 139 sq. m. / 1,493 sq. ft. excluding attic room.

BER

BER: B3 | BER No: 108748385 | Energy Performance Indicator: 143.16 kWh/m²/yr

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank.

CONTACT



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FLOOR PLANS



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



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