

For Sale
By Private Treaty

grimes[®]

Guide Price
€1,650,000



63 Belmont Avenue, Donnybrook

Dublin 4

Impressive - 4 Bed Semi-Detached Family Home

BER > B3

DESCRIPTION

REA Grimes are thrilled to present 63 Belmont Avenue to the market. This is a truly fine detached home located on one of the most desirable roads in Donnybrook. It's quite unique to have a large, detached, luxury property in walk-in condition with large, landscaped garden, detached studio and generous off-street parking on offer for sale in the Dublin 4 area.

63 Belmont Avenue is a bright and spacious, detached property. It was completely rebuilt in 2018, the only original parts retained being the exterior walls of the sides and front elevation. It is an extremely attractive home with two bay windows, all windows being in solid timber, painted cream with double glazing, original granite window sills, ornate white window lintels, red brick ground floor and dash, painted first floor.

Accommodation on the ground floor comprises of spacious entrance hall, front reception room with bay window, dining room also with bay window, very large kitchen / breakfast room with additional living space, utility room, a large downstairs WC and a fully covered side passage with access from front to rear. Upstairs there are 4 generous bedrooms (two of which are en suite) and a very spacious main bathroom. There is also a converted attic providing great storage space. In addition to this, the property benefits from an outside detached garden studio and side storage rooms.

63 Belmont Avenue is situated in the heart of Donnybrook and just minutes' walk from many shops including Donnybrook Fair, The Butlers Pantry, Terroirs Wine Merchants, Julianne Kelly Interiors and designer boutiques Havana, Electra and Marion Gale. The renowned and extremely popular Marco Pierre White's restaurant is a mere one minute walk away. Ranelagh village is just a short stroll and is home to the Devlin Hotel and a host of fabulous restaurants

and bars and designer boutiques, Seagreen & Anastasia.

63 Belmont Avenue is the ideal base for sporting enthusiasts being located adjacent to St. Mary's Tennis Club, Bective Rugby Club, Merrion Cricket Club, The RDS, The Aviva, Elm Park Golf Club & many more. Many great schools are also within walking distance, such as Muckcross Park (which bounds the back garden), St. Marys National School, Teresians, Gonzaga College, Sandford Park, and Alexandra College. UCD Belfield and Trinity College are within walking distance, and the N11 and M50 motorways are within easy access. Donnybrook has a great bus service being on the 46A bus route and also the 39A and the 145 routes. The Aircoach has two bus stops in Donnybrook. Beechwood Luas is a short stroll.

ACCOMMODATION

Entrance Hall:

Inside the striking Royal blue panelled front door with pink and blue stained glass detail lies the spacious hallway, with polished limestone tiled floor, feature six arm Crystal Chandelier with attractive ceiling rose, ornate coving & recessed downlighters. Painted in Raspberry Sorbet by Harlequin. Intercom and alarm points.

Reception Room:

Elegant, large reception room to the front of the house features statuary white marble fireplace in the Regency style, fitted with matt black Royal insert and floor level slate hearth by Belle Chiminee.

Feature Crystal 6 arm Chandelier surrounded by ornate ceiling rose. Classic picture rail & coving by Irish Fine Art Plasterwork. Painted in Farrow & Ball shade.

All internal doors are bespoke, 3 pannelled doors with polished chrome door knobs complimented by elegant architrave and deep skirting boards.

Dining Room:

Located to the front of the property with feature bay window, statuary white marble fireplace in the Arts and Crafts style fitted with a burnished Royal insert and floor level slate hearth also by Belle Cheminee. 6 arm Crystal Chandelier surrounded by ornate rose,



coving and picture rail.

Kitchen / Breakfast Room / Living:

Overlooking the landscaped gardens, this large space contains the bespoke, handmade kitchen with dining area and spacious living space.

Sustainably sourced, solid timber kitchen (all interiors of units in solid wood too) by The Victorian Kitchen Company and painted in Farrow & Ball and Benjamin Moore paints. Generous storage cupboards and glazed display units with recessed lighting. Polished chrome doorknobs and handles complete the design.

Beautiful, symmetrical kitchen with quartz counter tops. Kitchen splash back is marble mosaic in complimentary white and grey.

Integrated two drawer Hotpoint fridge, integrated dishwasher by Hotpoint.

Another feature of the kitchen is the large Belling 7 ring gas ring cooker with grill and double oven.

The island with white quartz countertop contains the underslung, Belfast sink and has ample storage and space for bar stools with glass lighting overhead.

The kitchen area also features two sky lights making this room extremely bright and airy.

There is also an attractive, solid timber large media unit with TV point, open display shelving and generous storage below.

Remote controlled electric fire with log effect by Fireplaces Direct adds to this fantastic living space.

Solid oak timber flooring throughout this large room is also by the Victorian Kitchen Company.

Double doors lead to the landscaped gardens.

Utility Room:

Tiled marble floor, Miele washing machine, Zanussi tumble dryer and wall mounted Dyson vacuum cleaner.

Stainless steel sink unit and built-in storage with white high gloss units providing more generous storage space.

Joule 300 litre capacity boiler which provides 24/7 hot water throughout the house.

WC:

Large, downstairs WC with polished limestone flooring and skirtings, built-in solid timber storage unit by the Victorian Kitchen Company, with underslung sink and quartz countertop and upstand, with fitted



over mirror with inset chrome and glass lights.

Wallpapered in Farfalla by Nina Campbell.

Plumbed for shower.

Bedroom 1:

The large main double bedroom overlooks the front of the house. Complete with 5 arm feature Crystal Chandelier surrounded by elegant ceiling rose. Wall lights in polished chrome with white shades fitted to sides of bed space.

Spacious walk-in wardrobe with built-in storage units, drawer unit and recessed down lighters.

En Suite:

Walls and floors fully tiled in cream marble tiles.

Bathroom WC and sink are by Villeroy & Boch.

Contemporary wet room open shower with glass panel, Kludi rain and Kludi pencil shower and insert shelf with LED lighting. Herringbone shower tiles.

Bedroom 2:

Large double bedroom overlooking the front of the house. Complete with ceiling rose and coving and light fitting by Laura Ashley. Polished chrome wall lights with white shades to side of bed space.

En Suite:

Fully tiled in marble, with Villeroy & Boch WC and sink, shower cubicle with folding glass doors with Kludi rainfall shower head and Kludi pencil shower.

Bedroom 3:

Double bedroom overlooking the rear gardens. Glass wall lights to side of bed space.

Bedroom 4:

Double bedroom overlooking the rear gardens with glass wall lights to side of bed space.

Main Bathroom:

Very spacious main bathroom with marble tiled floor and marble part tiled walls, feature centrepiece 5 arm light by Waterford Crystal, ceiling rose, Villeroy & Boch WC and Armitage Shanks sink with custom made solid timber storage unit by the Victorian Kitchen Company, with underslung sink and quartz counter tops and wall mounted mirror. Freestanding bathtub by Adamsez, with polished chrome centre taps and Kludi pencil shower head. Separate wet room walk-in shower with Kludi rainfall shower head and Kludi pencil shower and herringbone marble floor tiles. White heated towel rail.

Landing:



Dual aspect landing with two steps leading to the back bedrooms.

Linen closet with shelving and hanging space.

Wallpapered in Limosa by Harlequin.

Recessed downlighters.

Studio:

The detached studio is located to the rear of the garden (bounding Muckcross College) and is a wonderful addition to this home having multiple electrical sockets, a TV point and pendant lighting. WC and sink. There are also two side storage rooms.

Attic:

Two storage rooms with attic access accessed via stairs. CCTV monitor. Glass door to exterior.

Outside:

The back garden has been planted and maintained on a regular basis by the award winning Gardens Forever. It is a formal garden layout with traditional planting of box hedges, roses, bay trees, astelia's, spiral conifers and a carpet of white tulips coming up in spring. The high quality Egyptian limestone paving; framed by black limestone kerbs and complemented with matching capping to the wall, gives a simple but effective material palette. The Garden Room creates a backdrop to the garden with the Granite Table and chairs as a dining area aswell as the raised patio area outside the back door for varying options to sit throughout the day. The use of quality materials and effective planting layout is what makes this garden such a beautiful place to relax throughout the year.

Services:

- Generous off-street parking with electric gate.
- Very high specifications throughout
- Double glazed, solid timber windows throughout.
- CCTV cameras to front and rear. House alarm.
- Electric underfloor heating throughout the ground floor and gas heating throughout upstairs.
- High specification electrical layout
- Bespoke joinery work throughout with feature staircase with oak handrail and steps and white painted spindles. Elegant 3 panelled doors with chrome knobs throughout. Deep skirting boards throughout. Ornate ceiling roses and coving.
- Reception rooms, stairs, landing and bedrooms all carpeted in high quality wool carpets. Walls painted in



Farrow & Ball colours. All sanitary ware by Ideal Bathrooms.

BER Details

BER: B3

BER No: 105512784

Energy Performance Indicator: 136.6 kWh/m²/yr

Features

Attractive, large 4 bed detached, double fronted property

Approx. 193.8 sq m / 2,118.93 sq ft

Beautiful features throughout

Driveway with off-street parking with elegant, wrought iron, sliding electric gates and pedestrian gate entrance

Large, landscaped rear garden with detached studio. Covered side passage

Convenient and desirable location





Selling Agent

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CONDITIONS TO BE NOTED: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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