

For Sale By Private Treaty

342 sq. m. (3,641 sq. ft.)



**5 LEESON PARK
RANELAGH
DUBLIN 6**

TURLEY

PROPERTY ADVISORS

5 Leeson Park, Ranelagh, Dublin 6

5 Bed - 5 Bath

(3,681 sq. ft.)

342 sq. m.

DESCRIPTION

Turley Property Advisors are proud to introduce No. 5 Leeson Park, Ranelagh, Dublin 6, to the market 'For Sale' by Private Treaty. This captivating Victorian residence boasts a perfectly presented two storey over garden level home that has undergone a meticulous transformation, extension, and refurbishment. This is truly a house to be lived in and enjoyed on all levels. It is without question that this house sets an extraordinarily high standard of living across approximately 342sq. m. (3,681 sq. ft.) of space. The property seamlessly blends the charm of tradition with contemporary comforts, all while paying homage to its historical era.

Approaching the front, one is greeted by a gated, pebble driveway bordered by hedging and adorned with elevated granite flowerbeds housing timeless Buxus evergreen planting. From the moment you ascend the granite steps and cross the threshold through the inviting front door into the elegant entrance hallway, one cannot but be impressed. There are two stunning well-proportioned inter-connecting reception rooms found on this level. They have high ceilings, with ornate coving and cornicing. All reception rooms on the hall level have wide plank wooden floors and period open fireplaces.

The garden level unveils an expansive open-plan modern living space that undoubtedly forms the heart of this splendid residence. This area encompasses a contemporary Poggenpohl kitchen, complete with an island unit and top-tier appliances. Leading from the kitchen, in the modern extension, a spacious dining room awaits, illuminated by skylights that saturate the space in natural light. The versatile family room, with southwest facing sliding patio doors, not only offers direct access to the paved patio but also frames enchanting views of the meticulously landscaped rear garden. A fully fitted utility room and w/c, provides ample storage space which completes the accommodation in the kitchen.

To the front, a fine bedroom suite awaits, complete with ensuite shower/wc facilities. Separate access to the property at garden level provides practical accessibility to the family area. Below the granite steps there is extra storage and a dedicated boiler room.



On the upper floors there are four additional superb double bedrooms (two of which are ensuite). The master suite is bound to appeal with large sash window benefitting from an easterly aspect flooding the room with morning light. The walk-in wardrobe enjoys ample floor to ceiling fitted storage and leads to the luxurious en-suite bathroom. The second bedroom features a large study area with bathroom off and large dual aspect windows offering views over the rear garden. The main bathroom is very well equipped with roll top free standing bath and shower.

The property is approached to the front via electronically operated security gates with off-street car parking for two cars. The rear garden is a magnificent feature of this fine period residence extending to approximately 120ft. It enjoys a superb south westerly aspect laid out in patio and raised lawn with pedestrian access to the rear. A garden shed to the very rear provides further storage facilities. A gated pedestrian access opens to the lane to the rear accessed from Chelmsford Road.

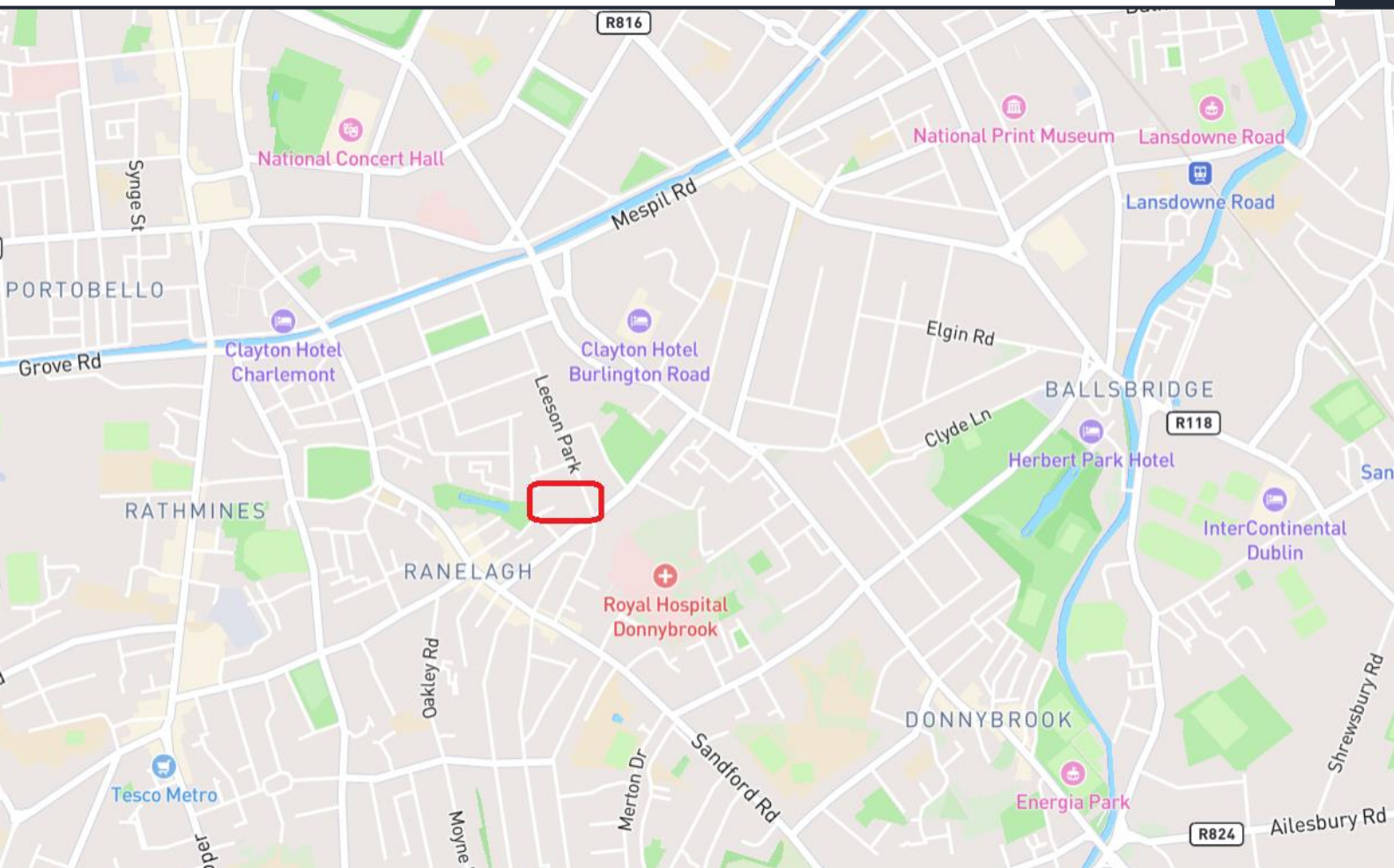




LOCATION & FEATURES

Leeson Park is one of the most highly regarded residential addresses in Dublin 6. A deservedly popular residential location due to its proximity to all the amenities that nearby Ranelagh has to offer including its many high-end restaurants and specialist shops. The area is largely dominated with period houses and is a popular embassy belt. The real secret to this location is the ability to walk into St. Stephen's Green in under 10 minutes and enjoy all the benefits the city has to offer yet when at home relax in a leafy tranquil residential setting.

The Luas is also easily accessible providing access to some of Dublin's most sought-after schools including Sandford National, Sandford Park, Alexandra College & Gonzaga College to name but a few. The amenities of Mount Pleasant Tennis Club, Ranelagh Gardens Park, Dartmouth Square are close at hand. A more convenient location would be hard to find.



- Beautifully refurbished and extended family home, located on the west side of Leeson Park
- Offering wonderful accommodation extending to a generous 342 sq. m. (3,681 sq. ft.)
- Magnificent south-west facing garden to rear measuring approximately 120ft with pedestrian rear access to lane to rear which can be accessed from Chelmsford Lane
- Off-street car-parking on a low maintenance driveway accessed via electronically operated security gates
- Two magnificent interconnecting reception rooms at hall level
- Large spacious, light filled contemporary family living accommodation at garden floor level to include kitchen, dining area and family room
- Five bedrooms, three offering luxurious en-suite facilities
- Gas fired central heating with underfloor heating at garden floor level





FLOORPLANS



GARDEN LEVEL

HALL LEVEL

1ST FLOOR LEVEL

HALL LEVEL RETURN



Within walking distance
of Trinity College and
the Grafton Quarter, with a
multitude of shopping and
dining facilities available.



BER

Exempt.

PRICE

On Application.

TITLE

We understand the properties are held under a freehold/
long leasehold title subject to occupational tenancies.

VIEWINGS

Strictly by Appointment with the sole selling agents.

TURLEY PROPERTY ADVISORS

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