

# 2 HERBERT AVENUE

*Dublin 4*

**FOR SALE**



BER A3

## 2 HERBERT AVENUE

A beautifully restored A3 rated 5 bedroom, semi-detached double fronted Victorian residence, laid out over two floors. Measuring approx. 207 sq. m / 2,228 sq. ft. Situated on this quite cul de sac off the Merrion Road, just a short drive to Sandymount, Ballsbridge and Blackrock Villages.











## ACCOMMODATION

A beautifully landscaped, railed front garden via a pedestrian gate leads to the front door, while an electric side gate offers secure off-street parking, with EV charging point. Inside, the entrance hall features concealed understairs storage and wood-effect ceramic tiling throughout. To the right, glazed double sliding doors lead into a media room with an arched alcove feature. To the left, a dual- aspect drawing room overlooks the front and side gardens. A wood burning stove set into a granite and brick fireplace with marble surround is centre to the room. Interconnecting arched glazed doors lead into a stylish open-plan kitchen / dining area complete with island and breakfast bar. The kitchen is fully fitted with various wall and floor units, integrated appliances and hidden pantry cupboard. Contemporary in style, with dark blue bespoke cabinetry, pale grey marble countertops, and white marble splash back with electric hob inset. Adjacent to the kitchen is a utility room with an integrated wine cooler and leads through to a guest WC.









## ACCOMMODATION

Floor to ceiling bi-folding doors open out to the side garden, which has been thoughtfully designed with low -maintenance artificial lawn, raised planted flower beds, and bench seating-creating an ideal space for relaxation or entertaining.

Upstairs, the property offers five double bedrooms, each with fitted wardrobes. The main bedroom, located on the first-floor return, has a dedicated dressing area and a beautifully appointed en-suite. The remaining four double bedrooms are served by a family bathroom, complete with shower.

The garden also features a built-in BBQ area, perfect for al fresco dining, and a purpose-built garden shed offers valuable additional storage.







# LOCATION • FEATURES

2 Herbert Avenue is within easy walking distance of The Merrion Shopping Centre, and the nearby villages of Sandymount, Ballsbridge, and Blackrock, which are home to an array of fashionable shops, boutiques, and restaurants.

Numerous recreational facilities are nearby such as Sandymount Strand, Irishtown Nature Park, 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, Elm Park Golf Club and Fitzwilliam Lawn Tennis Club to name just a few.

There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, St Michael's College, Blackrock College, Muckcross Park, St. Andrew's, Loreto College St. Stephen's Green, UCD and Trinity College. The location is well served by public transport to and from the city centre and surrounding areas, with access via the Merrion Road QBC bus routes and Sydney Parade DART Station.

## LOCATION MAP

Click below to view the location map for 2 Herbert Avenue.



## VIDEO

Click link below to view virtual tour



## SIZE

207 sq. m / 2,228 sq. ft. Approx.

## BER

BER: A3

BER No: 115033227

Energy Performance Indicator: 70.69 kWh/m<sup>2</sup>/yr

## FEATURES

- Underfloor Heating & Air to Water Heating System
- Surround Sound System
- Alarm & Pedestrian Side Entrance
- Double Glazed Sash Windows Throughout with Original Refurbished Shutters.
- High End Fixtures and Fittings



## VIEWING

By appointment with Knight Frank.

## CONTACT



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## THINKING OF SELLING?

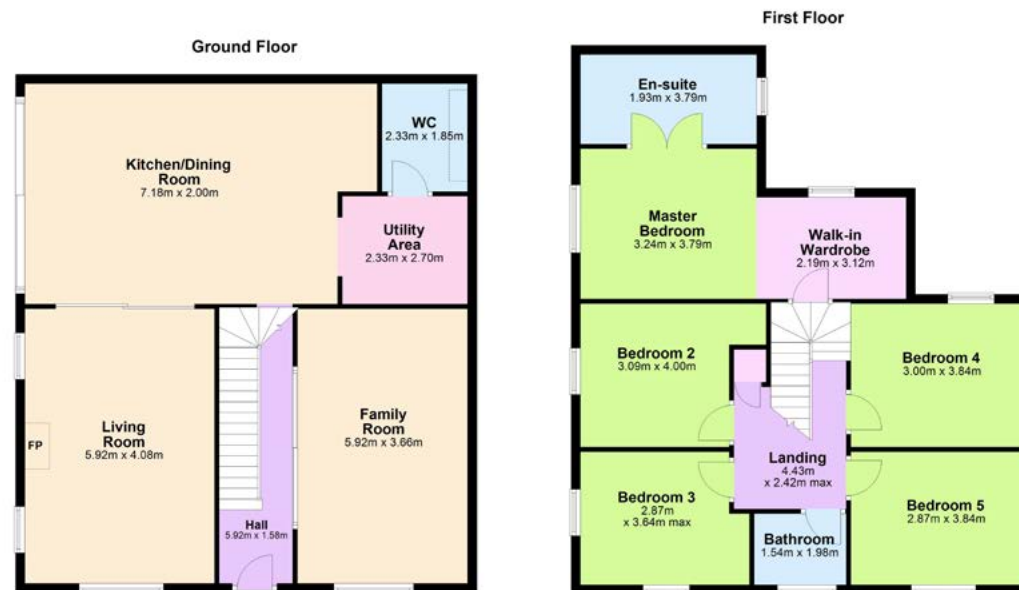
If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

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# FLOOR PLANS



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



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