



MULBERRY

33 Nutley Road, Donnybrook, Dublin 4



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



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MULBERRY, 33 NUTLEY ROAD, DONNYBROOK, DUBLIN 4



ONE OF THE FINEST HOMES TO COME ON THE MARKET THIS YEAR IN DUBLIN 4, MULBERRY IS A STUNNING DOUBLE FRONTED DETACHED FAMILY HOME, THAT HAS BEEN COMPLETELY REFURBISHED, EXTENDED, AND REDESIGNED TO THE HIGHEST SPECIFICATION WITH GREAT TASTE AND FLAIR UNDER THE WATCHFUL EYE OF ITS INTERIOR DESIGNER OWNER, TO CREATE A WONDERFULLY COMFORTABLE HOME. THE PROPERTY PROVIDES 228 SQ. M. /2,454 SQ. FT. (APPROX.) OF STUNNING LIGHT FILLED ACCOMMODATION LOCATED BEHIND ELECTRONIC GATES WITH GENEROUS OFF-STREET CAR-PARKING FOR SEVERAL CARS.

228 sq. m. /2,454 sq. ft. approx.

For Sale by Private Treaty

BER: B3 | BER Number: 104143748 | EPI: 134.03 kWh/m²/yr



DESCRIPTION

Once you enter the house, it's immediately evident as to the quality of the accommodation that is to follow. Mulberry has been designed to ensure its imaginative layout works both for lavish entertaining as well as for cosy winter evenings. This great flexibility is created by the clever use of large doors which disappear into the walls or fold back when open plan living is desired or closed when privacy and cosiness is the priority.

The house enjoys an exceptionally convenient location, being within comfortable walking distance of an extensive choice of amenities in Ballsbridge and Donnybrook, with their excellent selection of coffee shops, restaurants, and specialty shops. Many of the city's principal schools are close by including St. Michael's, The Teresian School, Blackrock College and St. Andrew's College. Recreational amenities are well provided for, with Elm Park Golf & Tennis Club, Old Belvedere, Bective and Old Wesley rugby clubs, Donnybrook Tennis Club, the Aviva Stadium, the RDS and Herbert Park, all within a short distance. The Merrion shopping centre, UCD and St. Vincent's University Hospital are also all within walking distance.

ACCOMMODATION

Porch Entrance: Impressive, pillared entrance porch with granite paving.

Entrance Hall: The lovely bright and spacious hall features polished 'Crema Marfil' Italian marble floor and recessed lights.

Guest Cloakroom: with 'Crema Marfil' tiled floor and walls, wash hand basin set in 2 drawer vanity unit and wc.

Living Room: with oak timber floor, modern black marble surround fireplace with basket fire, bespoke Dunleavy display units and drawers with feature mirrored alcoves. Glazed patio doors lead to the front patio and glazed folding door to the dining room.

Family Room: with oak floor, recessed lights, built-in alcove units, limestone fireplace with electric fire and overlooking the front garden.

Magnificent Kitchen/Dining Room: The kitchen area is filled with an impressive range of bespoke Cucine LUBE, high gloss kitchen units in addition to a large bespoke island unit by Dunleavy with 'Crema Marfil' work surfaces and 6-seater breakfast counter. Also, in the kitchen are an excellent range of illuminated glazed display cabinets by Dunleavy and an integrated full height wine cooler. The living area overlooks the garden and has an electric fire as its focal point and large sliding patio doors leading to the magnificent outside covered garden room.

Garden Room: an excellent feature of this property is the very impressive outside living room, the perfect setting for al fresco dining and entertaining with its honed nonslip matching 'Crema Marfil' tiled floor, glazed roof and feature log fireplace and stone steps from here lead down to the very well-maintained garden. Barbeque area piped for natural gas.

Entertaining Kitchen / Utility Room: with an excellent range of floor to ceiling presses, split level hob and oven, sink unit, plumbing for dishwasher, American style fridge freezer, door to enclosed rear yard with garden shed and bin storage area and door to garage with double timber doors to the front garden.

FIRST FLOOR

Landing: bright, spacious landing with circular window to the front, recessed lights, hotpress and access to the attic.

Bedroom 1: large double bedroom overlooking the rear garden with built-in wardrobes, recessed lights, and plantation shutters.

Ensuite: luxuriously appointed with light flooding in through four windows and a large skylight, double step-



in shower, twin wash hand basins with storage beneath, wc, plantation shutters and is fully tiled with stunning Italian marble.

Bedroom 2: double room to the front with built-in wardrobes and walk-in wardrobe.

Bedroom 3: double room to the front with attractive sliderobes.

Bedroom 4: double room currently used as a dressing room with recessed lights, plantation shutters and built-in wardrobes, drawers, and dressing table.

Bathroom: luxuriously appointed with jacuzzi bath, step-in shower with rainwater shower head, wash hand basin in vanity with storage beneath, wc, illuminated mirror, recessed lights, and is fully tiled with marble tiling.

Laundry Room: with built-in storage, recessed light and is plumbed for washing machine and dryer.

OUTSIDE

The front garden of this charming Wisteria clad residence is very tastefully landscaped with box hedging and granite sets surrounding the large, gravelled area, which provides parking for 4/5 cars behind the electronic security gates. A row of 5 tall Buxus planters provide excellent privacy for the secluded front patio area.

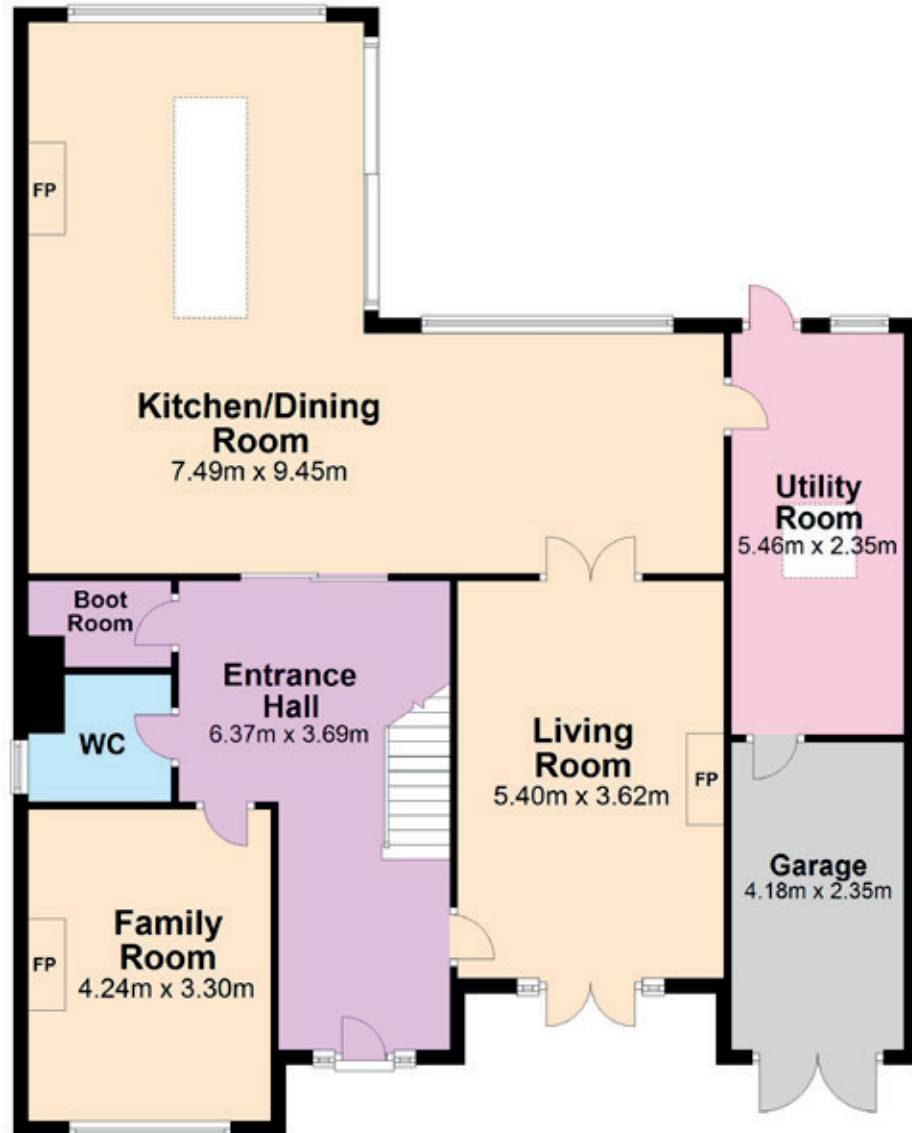
The back garden, which enjoys great privacy, has also been imaginatively landscaped. Steps from the magnificent outdoor room and patio lead to a well-maintained lawn with gravelled path and pagoda, leading to a large, paved patio. A second patio area separates the two well-stocked flower beds on the western boundary.



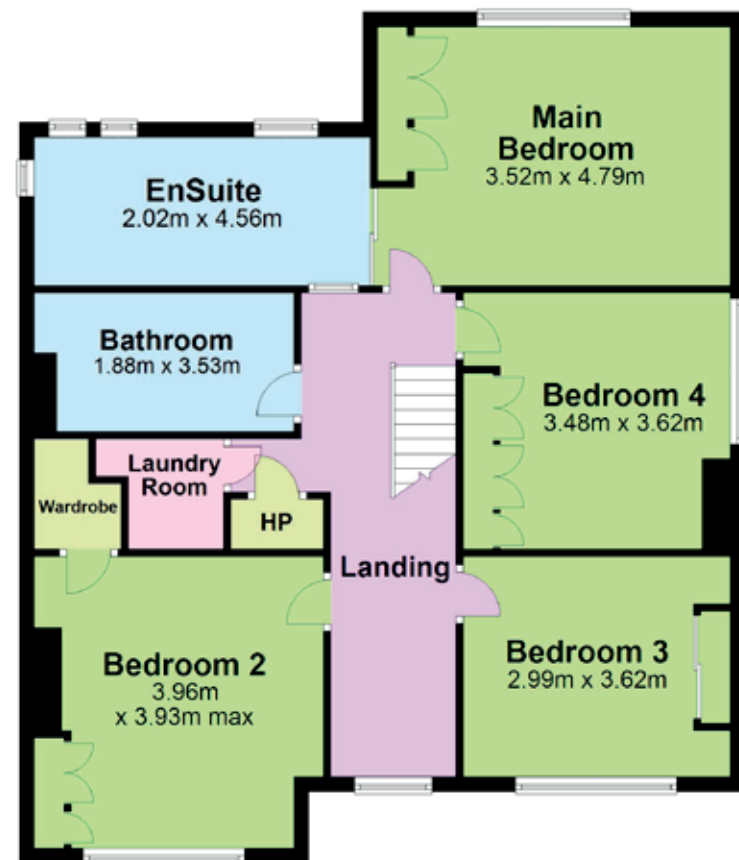


FLOOR PLANS

Ground Floor



First Floor





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