



BELGRANO

73 Merrion Road, Ballsbridge, Dublin 4



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BELGRANO, 73 MERRION ROAD, BALLSBRIDGE, DUBLIN 4



RARELY DO SUCH IMPRESSIVE FAMILY HOMES COME TO THE MARKET IN WHAT IS CONSIDERED AS ONE OF DUBLIN'S MOST SOUGHT AFTER AND EXCLUSIVE LOCATIONS, CLOSE TO THE JUNCTION WITH AILESBUARY ROAD. DATING FROM THE 1880'S BELGRANO IS A PARTICULARLY HANDSOME TWO STOREY OVER GARDEN LEVEL PERIOD RESIDENCE THAT HAS BEEN LOVINGLY CARED FOR PROVIDING 430SQM / 4,630SQFT (APPROX.) OF ELEGANT AND WELL-APPOINTED ACCOMMODATION.

4,630 sq ft / 430 sq m (approx.)

For Sale by Private Treaty

BER E2 | BER No. 118300268



DESCRIPTION

The private gardens of 0.3 acre approx. are another feature of this fine family home. The front garden is screened from the road by mature hedging and is laid out in lawn with a gravelled driveway providing off street car parking for several cars. A garage is also located to the side of the house, along with original garden sheds. A gated side entrance leads to the southwest facing rear garden (140ft x 60ft approx.) which is walled, largely in lawn with mature plants, shrubs and fruit trees and a sunny patio is ideal for al fresco dining.

The entrance floor of Belgrano, which features stunning original period detail including intricate ceiling cornices, centre roses and marble fireplaces, comprises of a spacious entrance hall, bay windowed drawing room, dining room which overlooks the garden and a laundry / utility room. The garden level which also benefits from separate access from the front and side comprises of a kitchen / breakfast room, living room, bedroom, study and bathroom. On the first floor, there are five bedrooms, located off the landing which features an oval rooflight allowing natural light to flood in. A family bathroom are also located at this level.

Amenities within walking distance of this outstanding family home include the excellent variety of shops, boutiques, cafes, and restaurants in Ballsbridge, the Merrion Centre, the RDS, the AVIVA stadium and numerous hotels including The InterContinental, Herbert Park and The Clayton Hotels. The property also benefits from having many of Dublin's premier schools within easy reach. UCD Belfield, Trinity College and many other third level institutions are also close by. Sydney Parade Dart station is a short walk away.

ACCOMMODATION

HALL FLOOR

Entrance Hall: beautifully appointed hall with stunning ornate ceiling cornice and centre roses and stained glass window to the side.

Drawing Room: beautifully proportioned room with bay window, ceiling cornice, centre rose, picture rail and stunning marble fireplace with open fire.

Dining Room: overlooking the back garden with two sash windows, original shutters, ceiling cornice, centre rose, polished timber floor and original marble fireplace with tiled inset and brass hood.

Laundry Room: with fitted cupboards, ceiling cornice, centre rose and picture rail. Door to utility area with plumbing for washing machine.

GARDEN LEVEL

Hallway: with timber floor, wall panelling, cloaks cupboard and under stairs storage.

Bathroom: with bath, shower attachment, wc, wash hand basin and tiled floor.

Kitchen / Breakfast Room: with a range of timber wall and floor units, cream AGA, plumbing for dishwasher, tiled floor, panelled ceiling, and bay window overlooking the front garden.

Front Lobby: with generous cloaks storage, under steps storage, tiled floor and door to the front garden.

Living Room: with timber floor, ceiling cornice, marble fireplace, cast iron stove and French doors to:

Conservatory: with terracotta tiled floor and French doors to the garden.

Bedroom 6: double bedroom with ceiling cornice and half wall panelling. Sash window with original shutters overlooks the garden.

Study / Bedroom 7: with ceiling cornice and sash window to the side.

FIRST FLOOR

Main Bedroom: with twin built-in wardrobes and large bay window.

Bedroom 2: (front double) with twin windows.

Bathroom: bath, w.c., wash hand basin, tiled floor, step in shower and hotpress.

Bedroom 3: (rear double) with large window and small window to side

Dressing Room/Bedroom 4: (rear single) with window

Bedroom 5: (rear double) with original fireplace





FLOOR PLANS





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