



3 BERKELEY MEWS

Lansdowne Lane, Ballsbridge, D4. D04 Y2P4

THE PROPERTY

No. 3 Berkeley Mews, is an impressive modern double fronted 'Mews Town House' which has been beautifully interior designed and well maintained boasting contemporary interiors throughout. The property is an exceptionally spacious 3 / 4-bedroom family home which is well set back on Lansdowne Lane behind cut – granite walls and positioned in an exceptionally convenient location in the heart of Ballsbridge. The property offers well-proportioned accommodation over 3 levels and extends to approx. 147 sq.m. (1582 sq.ft) including the attic room. It is further enhanced by private off-street car parking behind electronic gates for 2 cars and a private terrace city garden with exposed granite walls, ideal for 'al fresco' dining.

A major feature of the property is the impressive entrance hall with natural light, which exudes throughout the property. The simplicity of the internal layout creates versatile accommodation which has been achieved by clever design where reception areas include the large living room with an expansive dining area which work together for both entertaining purposes and everyday living. The accommodation comprises bright and well-appointed entrance hall, a large bedroom 3 / study, guest wc, a modernised and updated shaker style kitchen breakfast room with access out to the terraced garden, a well-appointed living room with formal dining room with raised feature fireplace. The living room which has direct access out to the private terraced city garden, benefits from late afternoon sunshine creating an oasis in the heart of Dublin 4.

The stairs lead to the first floor where there are two good sized bedrooms with the master bedroom benefiting from a dressing room and en suite bathroom. There is also a family bathroom and separate utility room on this level. A stair leads to the top floor level where there is an attic conversion laid out as a 4th bedroom to include ample storage and wardrobe space.



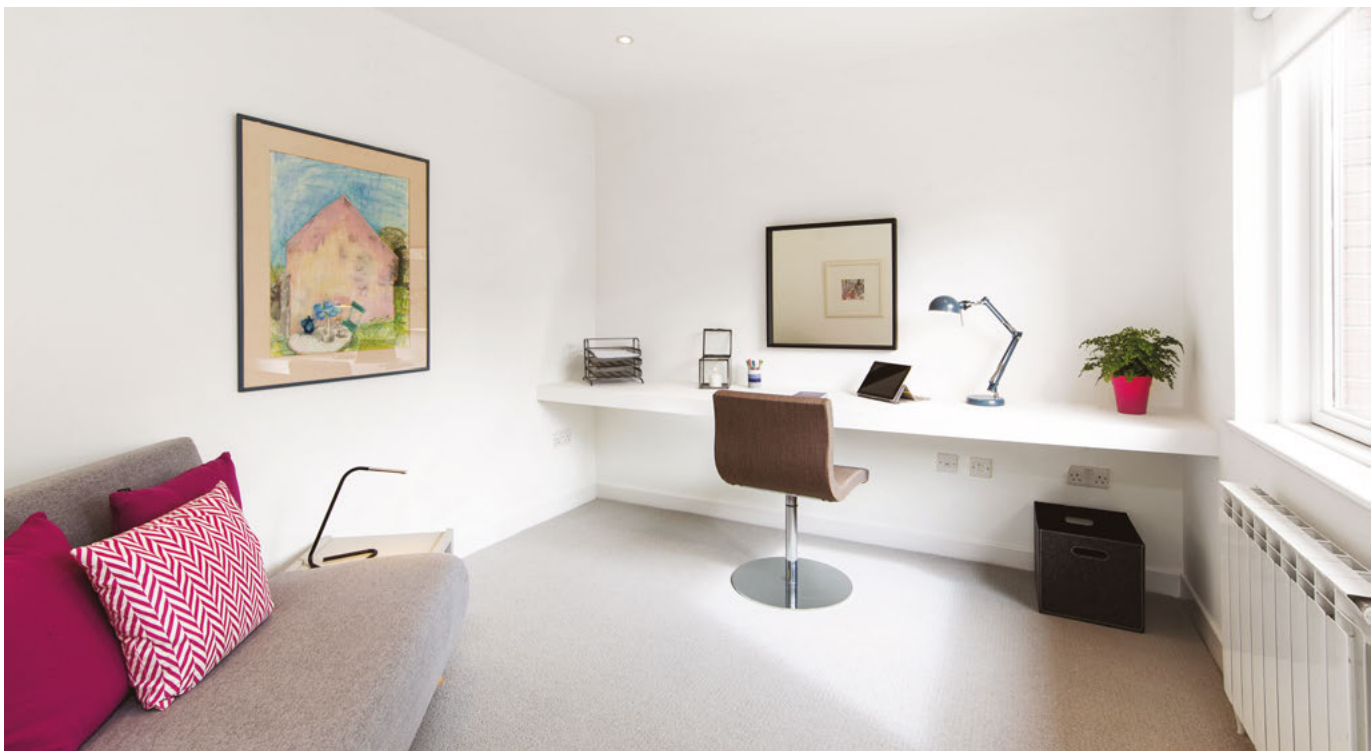


THE LOCATION

No 3 Berkeley Mews is situated on Lansdowne Lane, one of the most convenient and sought-after locations off Shelbourne Road and within a pleasant stroll of both the villages of Ballsbridge and Donnybrook which both offer a host of local amenities including shops, eateries, bespoke boutiques restaurants, cafes and bars. Herbert Park and its 32 acres of parkland is readily accessible as is the DART at Lansdowne Road ensuring quick and easy access to the coastal suburbs and The Luas Green line at St. Stephens Green offers quick and easy access to Dundrum Town Centre.

This exceptional property is also within close proximity to Trinity College and the Royal College of Surgeons at St. Stephens Green, and University College Dublin also only a short distance on some of the excellent local transport links and bus routes. There is an extensive range of amenities to enjoy, including Herbert Park, The RDS Show Grounds, the Aviva Stadium, and Fitzwilliam Lawn Tennis Club. The city's Central Business Districts of Merrion Square, Fitzwilliam Square, Molesworth Street and St. Stephens Green are also within walking distance. The Air Coach stop in Ballsbridge provides a direct link to Dublin International Airport.





SPECIAL FEATURES

- Prime Ballsbridge location
- A short walk to Lansdowne DART station
- Charming large mews town house extending to approx 147 sq.m / 1582 sq.ft (to include the attic room)
- Well-proportioned accommodation to include spacious attic room
- Private parking for 2 cars behind electronic gates
- A mature private city terraced garden
- Gas Fired Central Heating
- Walking distance of Dublin Docklands, Dublin City's Central Business District and St. Stephens Green & LUAS



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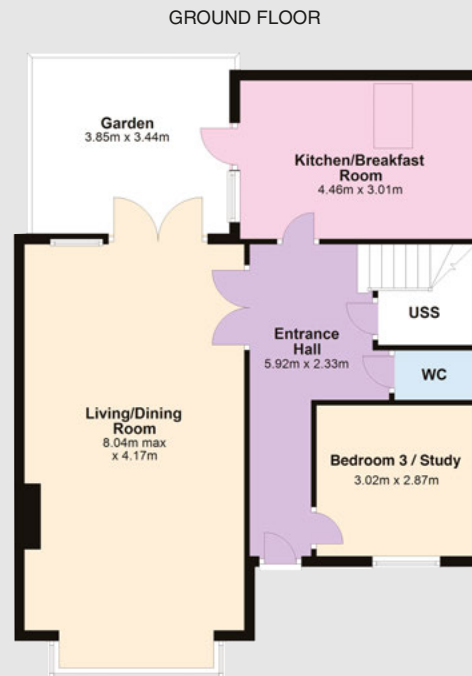
VIEWING

Strictly by appointment



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FLOOR PLANS



DIRECTIONS

Travelling from Ballsbridge, continue onto Shelbourne Road, Continue through the junction at Lansdowne Road. Turn right onto Lansdowne Lane. The property is the last house on your left hand side.

