

6 PEMBROKE ROAD

BALLSBRIDGE • DUBLIN 4



**Knight
Frank**

6 PEMBROKE ROAD

BALLSBRIDGE • DUBLIN 4

No. 6 Pembroke Road is an attractive early Victorian mid-terrace residence with a Georgian influence extending to approximately 185 sq.m./1,991 sq.ft. (excluding attic room) of beautifully presented accommodation; benefiting from a fabulous 60 ft rear garden with pedestrian access to the rear.

This two storey over basement home is nicely set back from the road behind cast iron railings, with granite steps leading to the front door with its intricate fanlight and period detailing. The raised ground floor accommodation comprises a stunning double hall with secondary internal fanlight, interconnecting reception rooms with an elaborate cast iron fireplace and fantastic views over the rear garden. Further accommodation at this level includes a modern fully fitted kitchen with woven vinyl flooring and direct access on to the garden.

The lower ground floor is presently laid out as an informal reception room with an open fireplace, providing street access to the front of the house; a double bedroom opening on to a patio area with steps leading up to the garden; and an unusually spacious and well-appointed bathroom.

The first floor accommodation provides a generous full width master bedroom with fitted wardrobes, a second double bedroom to the rear of the house and a luxurious shower room. Furthermore there is a useful attic room above.





The property is in pristine condition throughout having been completely renovated by its present owners. All of the principal rooms, hallways and stairs are carpeted in addition there are high ceilings and an abundance of natural light throughout. Of particular note is the superb rear garden which is mainly gravelled, partially paved and features a mature and well planted border. It also provides rear pedestrian access to Eastmorland Place. Finally there is an outhouse accommodating the gas boiler, washing machine and dryer.

No. 6 Pembroke Road is conveniently located close to the junction of Waterloo Road and Baggot Street where local shops are within a stone's throw. A choice of recreational amenities are within a short stroll including Herbert Park, the Aviva Stadium, Fitzwilliam Tennis Club and leisurely walks on the Grand Canal. Many of the city's principal places of business are within walking distance including Merrion Square, Fitzwilliam Square and St Stephens Green. There is an excellent choice of Dublin's principal schools located close by including Loretto college, St. Conleth's, Gonzaga, Muckross Park and St. Michael's college.



Features

- Period features throughout
- Newly fitted gas fired central heating
- Rewired and replumbed
- Sunny rear garden with garden shed
- Pedestrian rear entrance
- Alarm fitted
- Walking distance to the City Centre

Approx. Floor Area: 185 sq.m./1,991 sq.ft.

BER: Exempt

Viewing: Strictly by Appointment

Agents:

Peter Kenny
Guy Craigie



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.

Contact:

Peter.Kenny@ie.knightfrank.com

Guy.Craigie@ie.knightfrank.com