

CAMELOT

Ailesbury Road, Ballsbridge, Dublin 4, D04 X4E3

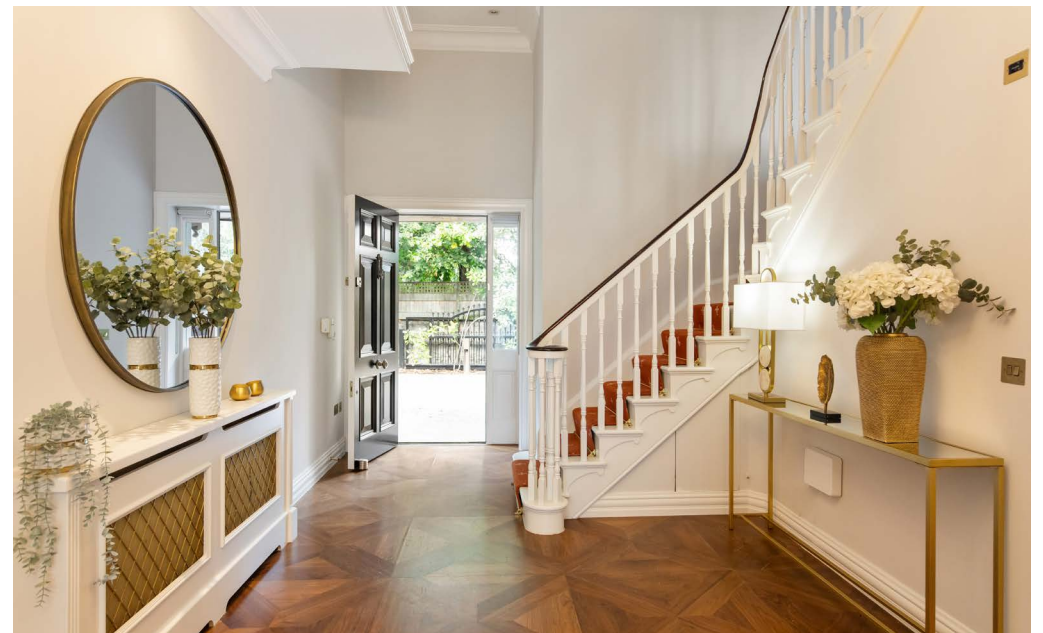
FOR SALE



CAMELOT

A generously proportioned modern luxury residence extending to approximately 279 sq.m. / 3,000 sq.ft. of spacious living area.

Camelot is located on Ailesbury Road on the short stretch that leads to the Sydney Parade Dart station in Dublin 4. This stunning five bedroom home offers a well considered layout designed to maximize natural light. Presented in pristine condition, the accommodation is thoughtfully designed to offer a perfect balance of comfort and sophistication for everyday family living. Situated in this prime residential location, Camelot is within walking distance of both Ballsbridge and Donnybrook and boasts a wide range of amenities and recreational facilities nearby.







ACCOMMODATION

A striking double height ceiling in the entrance hall fills the space with natural light, creating a stunning first impression. The hall features rich hardwood /parquet flooring and a guest toilet. Double doors open directly into the main living area, which flows seamlessly into the dining area and the L shaped drawing room. This elegant area features a fireplace with a glass stove inset, creating a warm and inviting focal point. From here, doors lead into a stunning garden room that spans the width of the house to the rear, a bright and stylish space that incorporates bespoke fitted cabinetry, a bar area and large sliding doors that open onto the paved rear garden with a tranquil water feature.

Designed in a double galley style, the layout of the kitchen is both practical and light-filled, offering generous storage, extensive workspace, and a streamlined feel that is ideal for everyday cooking. Integrated appliances and under cabinet lighting further enhance both functionality with fitted sleek cream gloss wall and floor units complemented by polished granite worktops and enjoys a pleasant outlook over the front of the property.





ACCOMMODATION

A utility room adds convenience, featuring built in shelving with ample workspace. A door from the utility room leads directly to the rear garden, making it a useful and accessible space for household tasks.

On the first floor, the principal bedroom benefits from a luxurious ensuite bathroom and a generous walk-in dressing room with fitted wardrobes, creating a private and comfortable retreat. The ensuite features a fitted bath and separate shower, marble tiling and heated towel rail for added comfort. Bedroom 2 also features an ensuite along with built-in wardrobes while bedroom three, currently arranged as a home office, offers flexibility to suit a range of needs. The top floor hosts two further double bedrooms, both with tiled en-suite rooms showers and heated towel rails. The front of the house is secured by electric gates and has a graveled driveway with paved walkway leading to the front door. It is well landscaped with mature hedging added privacy and seclusion. There is a gated side passage leading to the back garden, which is paved, with a decorative water feature/lily pond, this area is facing south, making the most all available sunlight.









PROPERTY DETAILS

FEATURES

- Double glazed windows throughout
- Prime location on Ailesbury Road, close to Sydney Parade DART Station
- Gas fired central heating
- Top of the range fixtures & fittings
- Sunny landscaped garden
- Gated side access to rear garden



SIZE

279 sq. m / 3,000 sq. ft. Approx.

BER

BER: B2 | BER No: 102164761 | Energy Performance Indicator: 116.76 kWh/m²/yr

VIDEO

Click link below to view virtual tour







GARDENS & LOCATION

Camelot is located at 1 Ailesbury Way, right in the heart of one of Dublin's most desirable residential areas. The property is just a short walk from Ballsbridge and Donnybrook, both known for their great selection of shops, cafés, restaurants, and local amenities.

There's no shortage of green space nearby. Herbert Park is just around the corner, offering 32 acres of open grounds with football pitches, tennis courts, bowling greens, a playground, and peaceful walking paths around the duck pond. You're also close to Sandymount Strand and

Irishtown Nature Park, perfect for weekend walks or a bit of fresh air.

Sports fans will appreciate being near the Aviva Stadium, RDS Showgrounds, and Fitzwilliam Lawn Tennis Club, all within easy reach. The area is also well served by top schools and colleges, including St. Conleth's, St. Michael's, Blackrock College, Muckross Park, Loreto College, UCD, and Trinity College.

Transport links are excellent, with the DART station at Sydney Parade and frequent buses along Merrion Road,

making it easy to get into the city centre or further afield. Camelot offers the best of both worlds peaceful residential living with everything you need just minutes away.

LOCATION MAP

Click below to view the location map for Camelot.



VIEWING

By appointment with Knight Frank.

CONTACT



Peter Kenny

Director of Prime Residential
MSCSI / MRICS

E: peter.kenny@ie.knightfrank.com



Tara Jerman

Senior Sales Negotiator
Assoc SCSi

E: tara.jerman@ie.knightfrank.com

THINKING OF SELLING?

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T: +353 1 634 2466

E: residential@ie.knightfrank.com

FLOOR PLANS



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



20-21 Upper Pembroke Street,
Dublin 2

Tel: +353 1 634 2466

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