



35 Dartmouth Walk, Ranelagh, Dublin 6

 **HUNTERS**
ESTATE AGENT

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BER C3

For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this very fine detached mews house discretely positioned on one of Dublin 6's most desirable locations.

No. 35 is an exceptional light filled property which extends to approx. 128 sq.m. / 1,382 sq.ft. and is located in the cul-de-sac of the prestigious Dartmouth Walk. The mews style residence provides rooms of generous proportions, benefiting from an abundance of natural light and providing all that a discerning purchaser may require in terms of comfortable city living.

Superbly located a short distance from Ranelagh Village, which boasts a variety of restaurants, cafes, shops and a host of other local services and amenities that make everyday living a pleasure in a genuine village community. St. Stephen's Green is a mere ten minute stroll from this property. Some of Dublin's best junior and senior schools are all easily accessible including Scoil Bride, Ranelagh multidenominational, Gonzaga College, Sandford Park College, Sandford National School, Muckross Park College, Alexandra College and St Mary's College are easily accessible. The Luas is also a short stroll away.

Viewing is essential and highly recommended.



SPECIAL FEATURES

- » Detached 3 bedroom mews style residence.
- » Offering rooms of generous proportions.
- » Extending to approx.. 128 sq.m. / 1,382 sq.ft.
- » Gas fired central heating
- » Spacious rear garden ideal for al fresco dining.
- » Superb location only a short distance from Ranelagh Village boasting a variety of restaurants, cafes, shops and a host of other services and amenities.
- » Within walking distance of St. Stephens Green and the City Centre.
- » Easy access to the LUAS Green line at Charlemont.
- » Numerous highly regarded primary and secondary schools nearby such as Scoil Bride, Ranelagh Multidenominational, Gonzaga College, Sandford Park College, and St. Mary's College to name but a few.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

5.17m (17'0") x 1.57m (5'2")

Welcoming entrance hallway with fitted cabinet, wooden flooring and cornicing.

KITCHEN

1.79m (5'10") x 3.15m (10'4")

Fully fitted kitchen offering a range of wall and base units with marble worktop, Bosch electric hob, Bosch oven, Baumatic extractor fan, integrated slimline dishwasher, integrated Beko fridge freezer, Bosch tumble dryer and Bosch washing machine.

DINING ROOM (CAR PORT)

2.52m (5'10") x 4.31m (10'4")

Offering folding wooden doors to front with cornicing, and wooden flooring.

GUEST W.C.

0.80m (2'7") x 1.87m (6'2")

Incorporating w.c., and w.h.b.

LIVING /DINING AREA

6.21m (20'4") x 4.72m (15'6")

Bright and spacious area featuring Sandstone fireplace with gas fire inset, wooden flooring and cornicing. Double doors to rear garden.

FIRST FLOOR

LANDING

Flooded with natural lighting via automated roof windows and wall lights.

BEDROOM 1

4.74m (15'7") x 3.94m (12'11")

Spacious double bedroom with fitted desk and drawers, wooden Louvre window shutters, ensuite, intercom and Staira stairs to attic.

ENSUITE

2.18m (7'2") x 2.86m (9'5")

Incorporating bath, w.c., w.h.b., shower cubicle, heated towel rail and fitted cabinets.

WALK-IN WARDROBE

2.19m (7'2") x 1.79m (5'10")

Shelving and hanging space.

BATHROOM

1.88m (6'2") x 2.18m (7'2")

Incorporating w.c., w.h.b., bath, heated towel rail and automated roof windows.

BEDROOM 2

3.09m (10'2") x 3.20m (10'6")

Double bedroom with fitted wardrobe, wooden Louvre window shutters.

BEDROOM 3

2.86m (9'5") x 3.20m (10'6")

Double bedroom with fitted wardrobe, wooden Louvre window shutters.



OUTSIDE

REAR GARDEN

5.78m (19'0") x 6.96m (22'10")
Tranquil, walled and cobble locked rear garden, richly stocked with mature shrubs and trees, boasting a sunny south facing orientation – ideal for al fresco dining. Also offering outdoor lighting.

DIRECTIONS

From Leeson Street, travel along Dartmouth Road. Turn right at Dartmouth Square (one way system) and travel around to Dartmouth Square East.



Dartmouth Walk is located at the end of the cul-de-sac, adjacent to Grand Parade.

BER DETAILS

BER Rating: C3
BER Number: 101277465
Energy Performance Indicator: 204.91 kWh/m²/yr

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: citycentre@huntersestateagent.ie



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