



10 Anglesea Road, Ballsbridge, Dublin 4

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ESTATE AGENT

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BER **B3**





For Sale by Private Treaty

Hunters Estate Agent are proud to bring to the market, 10 Anglesea Road, an instantly appealing four bedroom semi-detached family residence, ideally located along this most popular and highly convenient residential road.

The spacious accommodation is well proportioned and offers the discerning purchaser a light filled and comfortable living space. To the front of the property there is off street parking for approx. 3 cars, whilst to the rear, there is a delightful east facing rear garden and a lovely patio area. The accommodation throughout this property comprises entrance hallway with feature stained glass detail, drawing room, dining room, kitchen / breakfast room, study room, utility room and guest w.c. whilst on the first floor. There is the master bedroom with ensuite and 3 further bedrooms and family bathroom.

Anglesea Road, Ballsbridge, enjoys an enviable location, linking Merrion Road with Ailesbury Road in the heart of Dublin 4. No. 10, benefits from one of Dublin's most popular and convenient locations with an excellent choice of amenities being within walking distance of Donnybrook and Ballsbridge villages. Many of the city's principle schools are close by including St. Mary's National School, St. Teresians School, St. Michael's College and Muckross Park College.

Local transport links are plentiful with numerous bus routes along both the Anglesea Road and Merrion Road, serving the city centre and suburbs. It also offers convenience to the N11 and Sandymount DART Station with Dublin Airport a mere 25 minutes' drive via the Port Tunnel. Many of Dublin's commercial centres such as the IFSC and South Docks IT hub are easily accessed from Anglesea Road.

Viewing is essential and highly recommended

SPECIAL FEATURES

- » Substantial spacious 4 bedroom semi-detached family residence.
- » Prime location along Anglesea Road in the heart of Dublin 4.
- » Rooms of generous proportions extending to approx. 168 sq.m. / 1,808 sq.ft.
- » Solid doors throughout.
- » Patio and lawn area to rear.
- » Ceiling heights approx. 2.82m (9ft)
- » Burglar alarm.
- » Close to numerous amenities including The RDS, The InterContinental Dublin, Donnybrook and Ballsbridge.
- » Short stroll to DART at Sandymount or minutes walk to buses along The Merrion Road and Stillorgan Road.
- » Within walking distance of Donnybrook and Ballsbridge and all of the amenities they offer including excellent boutiques, shops and restaurants.
- » Recreational needs well catered for including Lansdowne Football Club, Old Belvedere Rugby Club, Elm Park Golf & Sports Club, the RDS and The Aviva Stadium.
- » Numerous highly regarded primary and secondary schools such as St. Mary's National School, St. Teresians School, St. Michael's College and Muckross Park College.

ACCOMMODATION

PORCH

1.94m (6'36") x 0.9m (2'95")

Featured archway and Porch to hall door.

ENTRANCE HALLWAY

5.28m x (17'31") 2.1m (6'88")

Wooden floors, ceiling cornicing and leaded glass window surrounding hall door.

GUEST W.C

1.88m (6'16") x 0.75m (2'46")

With wash hand basin and w.c.

STUDY

2.46m (8'06") x 4.32m (14'16")

Wooden floors and ceiling cornicing.

DRAWING ROOM

3.76m (12'33") x 4.47m (14'66")

Feature marble fire place, Ceiling cornicing, wooden floor and feature bay window. Interconnecting door to:

DINING ROOM

4.39m (14'39") x 3.74m (12'26")

Feature Marble fire place, wooden floors, ceiling cornicing and fitted cupboards.

Double door leading to rear patio and garden.

KITCHEN/BREAKFAST ROOM

6.10m (20') x 3.54m (11'61")

Ceiling cornicing, intergraded high gloss kitchen units incorporating worktops, 5 ring gas hob, extractor fan, oven, integrated fridge freezer and dishwasher.

SIDE PASSAGEWAY

(5.93m x 1.54m) Door to front garden.

UTILITY ROOM

1.73m (5'67") x 1.40m (4'59")

Fitted cupboard and plumbed for washing machine. Door to rear garden.

UPSTAIRS

LANDING

Access to attic and hot press

BATHROOM

2.92m (9'57") x 2.37m (7'77")

Bath, w.c, wash hand basin, Shower cubical with rain water shower head.

BEDROOM 1

3.81m (12'49") x 3.67m (12'03")

Feature bay window with front aspect.

BEDROOM 2

4.7m (15'41") x 3.1m (10'16")

Front aspect

BEDROOM 3

3.94m (12'92) x 3.93m (12'89")

Rear aspect

EN SUITE

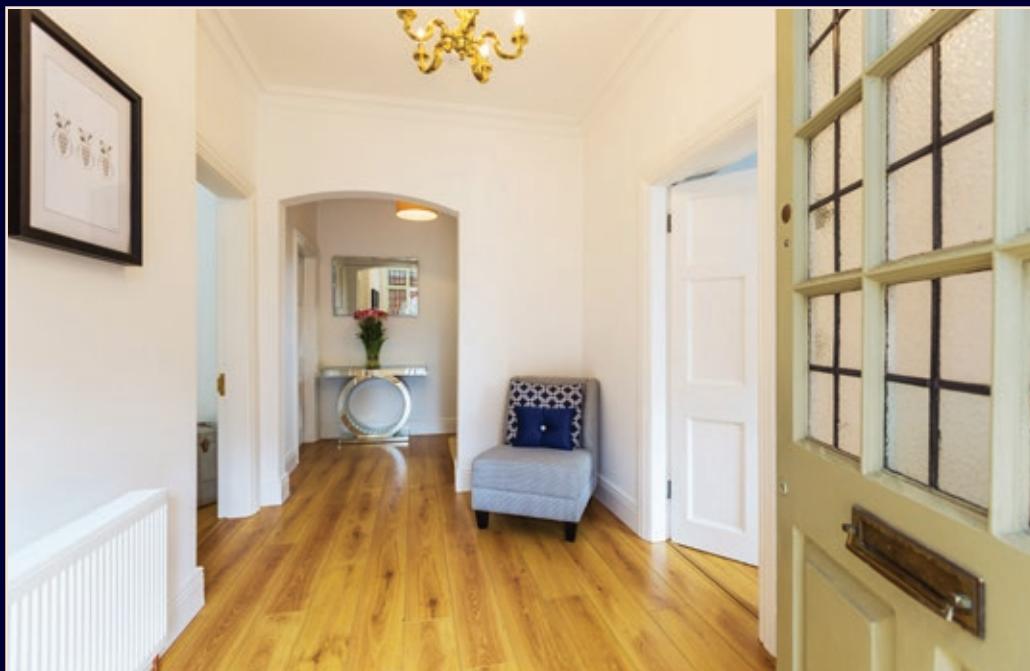
2.42m (7'93") x 1.75m (5'74")

Wash hand basin, w.c, and shower with rain water shower head.

BEDROOM 4

2.28m (7'47") x 2.84m (9'31")

Rear aspect







OUTSIDE

The front garden is walled with cobblelock driveway and boarded by flower beds. Affording generous off street parking set behind iron gates. The rear garden is paved with sandstone and enjoying an east facing orientation. The rear garden extends to (15.54m x 9.52m) with Barna shed.

DIRECTIONS

Driving from the City Centre on Pembroke Road, take the right turn just before the RDS onto Anglesea Road, drive down the road and No:10 is located on the left hand side just after Simmonscourt Road.

BER DETAILS

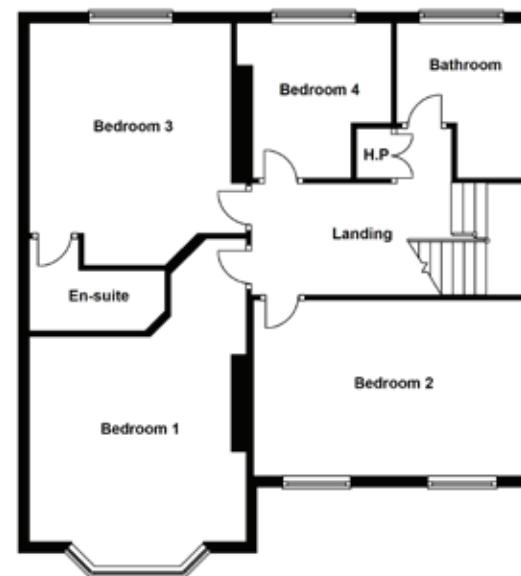
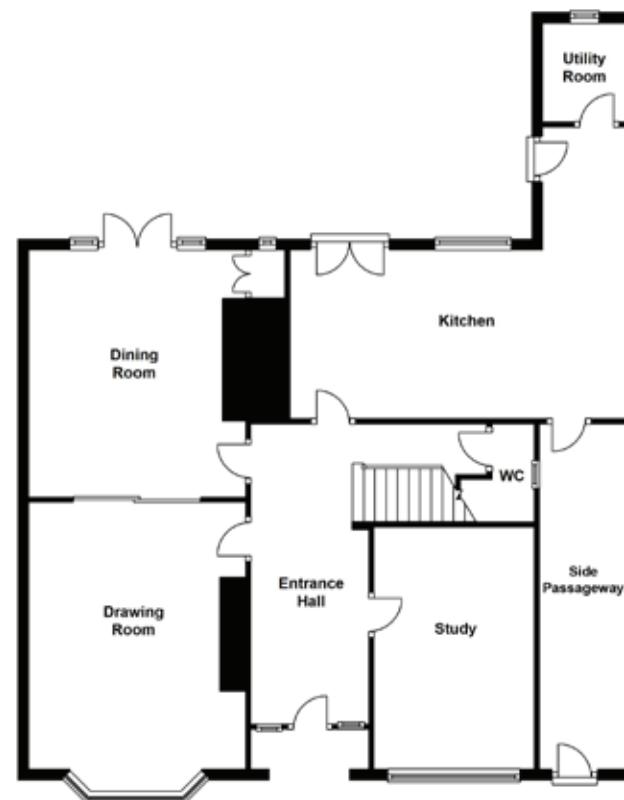
BER Rating: B3

BER Number: 107930869

Energy Performance Indicator: 139.74 : kWh/m²/yr

VIEWING

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



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