

For Sale by Private Treaty



## 88 Haddington Road, Ballsbridge, Dublin 4, D04 F5N8.

Fantastic 4 bedroom terrace Victorian residence with 2 bedroom garden level apartment in this prestigious location.

Approx. 256 sq.m /2755 sq.ft

**Asking Price €1,580,000**

BER C1

BER No. 104373311

EPI: 158.79 kWh/m<sup>2</sup>/yr

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## Description

Lansdowne Partnership are delighted to introduce 88 Haddington Road to the market. The property is a two storey over garden level property with a self-contained apartment. An attractive well maintained façade gives an excellent first impression of what lies inside. Granite steps provide access to the main hallway. On entering the property, you will be instantly impressed by many of the original features. The property has been extensively extended and upgraded throughout and also there are parts that have been reconstructed by the current owner. These improving works include a 2 storey extension to the rear of the property. The installation of thermal solar panels (for hot water production). The installation of new double glazed windows, a new gas boiler, new fire place (including a hot air circulation system in the living room) and renovation of both kitchens with high-end appliances and installation of new bathrooms throughout. The bedrooms have bespoke built-in wardrobes made by OIKOS. Outdoors, there is additional storage provided at garden level the property by ways of 2 storage sheds. There are other items such as led lighting installation, landscaping of the rear garden are other additions. This superb property presents a wonderful opportunity for investors or those seeking a new home.

Accommodation of the main house briefly comprises of: Ground Floor - entrance hall with storage cupboards, guest wc, living room with double door to the dining room, spacious kitchen with ample storage and access to the attractive decked area to the rear. On the return level is a bathroom and bedroom. There is a large storage cupboard on this level. On the first floor, there are 3 bedrooms and then on the top return there is a bathroom which completes the accommodation in this part of the property. On the Garden level is the self-contained apartment. The accommodation of this property comprises of: hall, living/dining area, kitchen, 2 bedrooms and bathroom. a and kitchen. On the Second floor – 2 bedrooms and bathroom.

## Location and Amenities

Located in this unrivalled location being just a few minutes' walk to Baggot Street, this superb location combines inner city convenience with out-of-town privacy. With Baggot Street affording every convenience necessary, and within walking distance of St. Stephen's Green and Merrion Square. Recreational facilities are also well catered for with the Aviva Stadium and Herbert Park close by. Dublin airport is a 20-minute drive via the port tunnel. Sandymount and the coastal walk is also close by. The convenience of this highly desirable location cannot be overstated with every required amenity quite literally on your doorstep. The RDS, Aviva Stadium, Herbert Park, Sandymount strand, as well as St Stephens Green and Grafton Street are all within walking distance of this home. There are many of the City's finest restaurants and eateries as well as popular pubs are right on your doorstep.

Viewing is highly recommended.

## Accommodation

### Ground Floor

#### **Entrance Hall** 10.30m x 1.92m (33'9" x 6'3")

Bright entrance hall. Wooden floor. Original coving and cornices. Fitted storage units.

#### **Guest wc** 1.97m x 0.83m (6'5" x 2'8")

Wc, whb. Wooden floor.

#### **Living Room** 4.70m x 4.68m (15'5" x 15'4")

Bright living area. Attractive cornice and coving. Original wooden floor. Sash windows and shutters. Marble surround fireplace with Bodart & Gonay solid fuel fire. Double doors to ...

#### **Dining Room** 5.35m x 4.35m (17'6" x 14'3")

Marble surround fireplace. Attractive cornice and coving. Original

wooden floor. Sash windows and shutters. Service hatch to the kitchen.

**Kitchen** 5.45m x 3.03m (17'10" x 5'6')

Wooden floor. Fully fitted kitchen with a range of built-in units including a pull-out pantry. Integrated dishwasher. Plumbed for washing machine. Neff oven, hob and extractor. Neff microwave. Access to decked sun area to the rear, 3.88m x 3.16m.

**1st Floor Return**

**Hall** 2.33m x 0.91m (7'7" x 2'11")

Wooden floor. Recess lighting. Large storage cupboards.

**Bedroom** 4 3.42m x 3.31m (11'2" x 10'10")

Bright double bedroom. Wooden floor. Doors to Juliet balcony.

**Bathroom** 2.22m x 1.86m (7'3" x 6'1")

Wc, whb. Corner shower. Tiled floor and walls. Heated towel rail.

**1st Floor**

**Landing** 4.88m x 2.02m (16ft x 6'7")

Hotpress and storage. Access to attic.

**Bedroom** 2 4.78m x 3.75m (15'8" x 12'3")

Double bedroom. Sash windows and shutters. Fitted wardrobe.

**Bedroom** 1 5.33m x 4.48m (17'5" x 14'8")

Double bedroom. Sash windows and shutters. Fitted double wardrobes. Wood and Tiled surround cast iron fireplace.

**Bedroom** 3 3.50m x 2.74m (11'5" x 8'11")

Sash windows and shutters. Access to attic.

**Top Return**

**Bathroom** 1.94m x 1.58m (6'4" x 5'1")

Wc, whb. Tiled floor and partly tiled walls. Bath with shower attachment. Vanity units.

**Garden Level 2 Bedroom Apartment**

**Hall** 1.35m x 1.23m (4'5" x 4')

Wooden floor. Storage cupboard.

**Living/Dining Area** 6.31m x 4.54m (20'8" x 14'10")

Bright reception room. Wooden floor. Dik Geurts fire. Storage units x 2. Recess lighting. Feature spiral chrome wall radiator.

**Kitchen** 4.64m x 1.92m (15'2" x 6'3")

Fully fitted kitchen with ample storage and large countertop space. Wooden floor. Neff hob and oven. Neff dishwasher and washer dryer. Fridge freezer.

**Internal Hall** 3.69m x 1.08m (12'1" x 3'6")

Wooden floor. Access to rear garden.

**Bedroom 1** 4.64m x 1.92m (15'2" x 6'3")

Wooden floor. Fitted double wardrobes with shelving and drawers. Recess lighting.

**Bedroom 2** 3.54m x 3m (11'7" x 9'10")

Wooden floor. Fitted wardrobes with desk and shelving.

**Bathroom** 2.07m x 1.86m (6'9" x 6'1")

Wc, whb. Tiled floors and walls. Corner shower. Heated towel rail. Recess lighting.

**Outside** – Off-street parking to the front. To the rear - Patio area with shrubs. Steps leading to landscaped rear garden, approx. 16m in depth. There are numerous trees and shrubs throughout the garden.

## Property Features

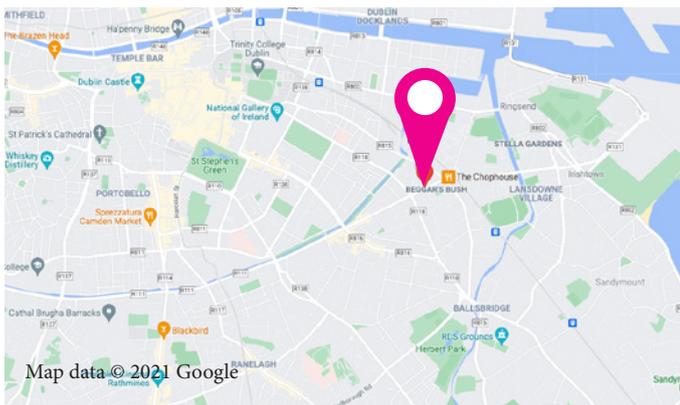
- Superb extended 4 bedroom terrace property with self-contained 2 bedroom apartment
- Excellent condition throughout
- Many original features
- Refurbished and upgraded throughout
- Off-street parking
- Excellent convenient location, within walking distance to shops, schools and transport links.
- Gas heating and thermal solar panels (for hot water production)
- Extending to approx. 256 sq.m /2755 sq.ft



## Floor Plans

Not to scale.

For illustration purposes only



### Directions

Travelling out of Dublin City Centre on Merrion Row, proceed straight on to Baggot Street. Just after Baggot Street Bridge

turn left on to Haddington Road. Go straight through the Northumberland Road junction and the house is on your left side identified by a Lansdowne Partnership sign.

**Lansdowne**  
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