



## 4 ANGLESEA ROAD

Ballsbridge, Dublin 4



Sherry  
FitzGerald



## 4 ANGLESEA ROAD, BALLSBRIDGE, DUBLIN 4



THIS IS AN OUTSTANDING OPPORTUNITY TO ACQUIRE A WONDERFULLY SPACIOUS, LIGHT-FILLED DOUBLE FRONTED SEMI-DETACHED RESIDENCE IN ONE OF DUBLIN'S MOST CONVENIENT LOCATIONS, BEING SITUATED AT THE BALLSBRIDGE END OF ANGLESEA ROAD.

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*216 sq m / 2,325 sq ft (approx.)*

*For Sale by Private Treaty*

*BER D1 | BER No. 118704790 | EPI: 258.47 kWh/m<sup>2</sup>/yr*



## DESCRIPTION

The property, which extends to 216 sq m / 2,325 sq ft (approx.) has been extended to the rear to provide a spacious light-filled kitchen/living dining room with utility room off and direct access to the south facing back garden. The original garage has been converted to provide a lovely self-contained Guest/Au Pair Studio Apartment with kitchenette and bathroom (the studio apartment has optional separate access from its own side door). This area could also be used as a sitting room etc. Also at ground floor level, are two well proportioned interconnecting reception rooms and guest w.c.

Upstairs on the 1st Floor Return is bedroom 1/home office. On the 1st Floor, off the spacious landing are two double bedrooms with shower rooms en-suite, bedrooms 3 and 4 are also at this level, as is the spacious family bathroom.

Situated close to Anglesea Road's junction with Simmonscourt Road, the property enjoys one of Dublin's most convenient locations with a host of amenities within a comfortable stroll, including the excellent choice of restaurants, café's and specialty shops in Ballsbridge and Donnybrook. Also within comfortable walking distance are the excellent recreational amenities of Herbert Park and numerous sports grounds, such as Leinster Rugby headquarters in the RDS, Merrion Cricket ground, Belvedere Rugby Ground and the AVIVA Rugby & Football Stadium at Lansdowne Road.

Also located within easy reach are an excellent choice of primary and secondary schools such as St. Mary's Belmont Ave., Scoil Mhuire, Star of the Sea and Shellybanks Educate Together in Sandymount. Secondary schools located close by include St. Michael's College, Muckross Park, The Teresians, Gonzaga College and St. Conleth's College. School admission policies are subject to change and should be verified.

## ACCOMMODATION

**Arched entrance porch:** with original terrazzo floor

**Spacious hallway:** with oak timber floor and arch to

**Inner Hallway:** with door to

**Attractive guest w.c.:** with w.c., wash hand basin and tiled floor

**Drawing Room:** with feature bay window, original mahogany surround fireplace with mother of pearl tiled inset, oak timber floor and sliding doors to

**Dining Room:** with matching timber floor, timber surround fireplace with tiled inset and part glazed folding door to rear extension

**Kitchen:** with an excellent range of painted timber wall and floor units, integrated dishwasher, oven, grill and microwave, 4-ring de Dietrich hob and large counter top divide to

**Utility Room:** plumbed for washing machine and dryer and has a pedestrian door to the back garden

**Living Room/Dining Room:** this very spacious extension runs the full width of the house and incorporates an attractive timber lined pitched roof with 4 large skylights and French doors to the back garden and open plan to the Kitchen

**Self-contained Studio Apartment:**

**Bed/Sitting Room:** with oak timber floor and door to

**Kitchenette:** with range of modern wall & floor units, ceramic hob, oven and door to front garden and

**Shower Room:** with w.c., wash hand basin & shower, fully tiled

## FIRST FLOOR

**Spacious landing:** with access to attic storage

**Main Bedroom:** front double with large bay window, timber surround fireplace with tiled inset, 2 sets of built-in wardrobes and door to

**Shower Room En-suite:** with step-in shower, w.c., wash hand basin and blue and white tiled floor

**Bedroom 2:** rear double with built-in wardrobes and door to

**Shower Room En-suite:** with step-in shower, w.c., wash hand basin and tiled floor

**Bedroom 3:** front double

**Bedroom 4:** rear single, with fitted presses and wash hand basin

**Family Bathroom:** with roll-top bath, large step-in shower, wash hand basin set in vanity unit, w.c., fully tiled

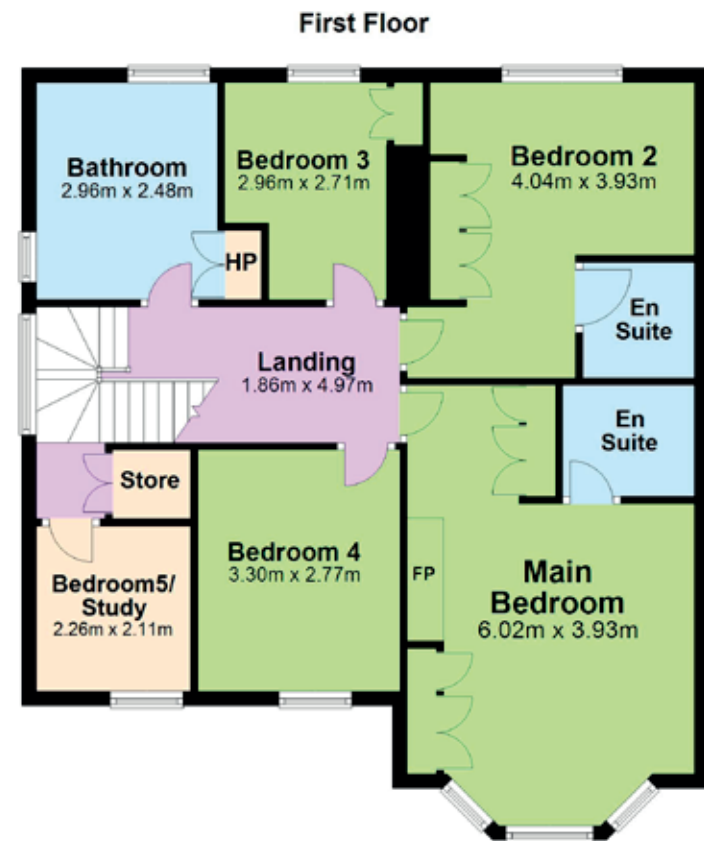
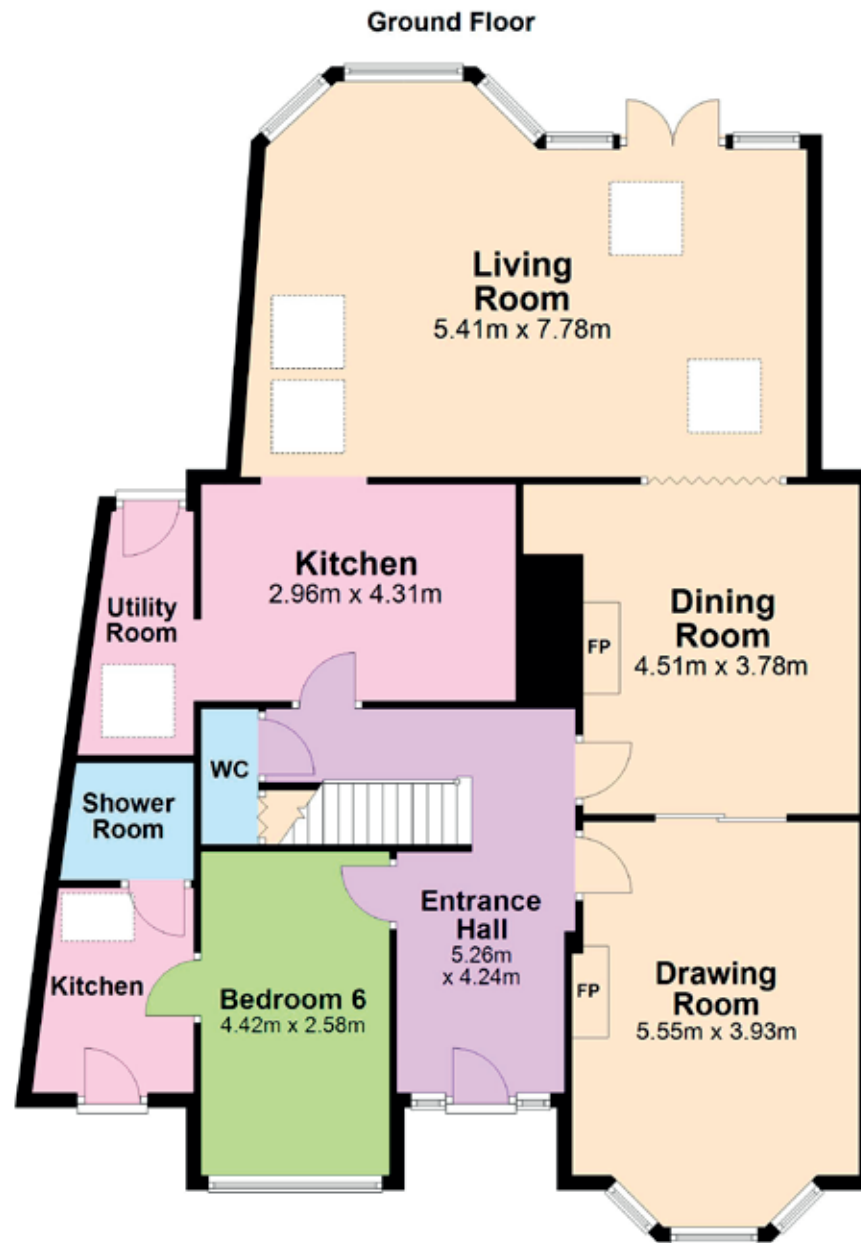
## OUTSIDE

The walled front garden is gravelled to provide generous off-street parking. To the rear is a good sized and very private south/east facing back garden with border flower beds and paved patio





# FLOOR PLANS





#### SELLING AGENTS

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