



120 Leeson Street Upper
Ballsbridge, Dublin 4

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Full of charm and character, 120 Leeson Street is a superb four bedroom period home in a location of utmost convenience. Having been extensively refurbished and upgraded, the property offers bright and spacious accommodation that has been tastefully finished to include every modern amenity while retaining original features including window shutters, picture rails and fireplaces.

Approached by a low maintenance front garden with shrubbery and feature tree providing complete privacy, the vibrant front door opens into an entrance hallway with light flooding in through the Georgian fan light. To the right is a comfortable and well-proportioned living room, with double doors leading to a well-appointed kitchen with central island. Through an archway beyond this there is a dining room with glazed double doors opening onto the private decking to the rear. Steps down from the dining room lead into an inner hallway, off which there is a guest w.c., spacious utility room and fourth bedroom with private shower room attached. The return level houses the third bedroom and family bathroom, while on the first floor is the principal suite extending the width of the front of the property and with excellent en-suite. Behind this is a further double bedroom overlooking the rear garden. As mentioned previously, the garden enjoys a large decking area with steps down to a patio, with door into a boiler house providing storage and housing the gas boiler.

Situated in the heart of Dublin 4, Leeson Street Upper is just a short stroll from St. Stephen's Green, Baggot Street, and Ranelagh, and in close proximity to top-class restaurants, cafes, and boutique shops. The area is also within easy reach of leading schools and universities, including UCD and Trinity College, while the Luas at Ranelagh, the Dart at Grand Canal Dock and the QBC on Upper Leeson Street provide direct transport links to all surrounding areas. There are plenty of amenities in the vicinity for sporting enthusiasts, including the Aviva Stadium, Fitzwilliam Lawn Tennis Club and the Grand Canal, ideal for walks and running.

Features

- Beautifully presented period home in the heart of Dublin 4
- Well-proportioned accommodation extending to approximately 167.2sqm (1,800sqft)
- Four generous double bedrooms
- Extensively modernised and upgraded to include double glazed sash windows, with roof refurbishments completed in 2024
- Gas fired central heating
- Wired for a burglar alarm
- Within easy walking distance of Dublin city centre as well as Ranelagh, Donnybrook and Ballsbridge
- Close proximity to Trinity College and University College Dublin







Accommodation

Entrance Hall: 1.5m x 4.1m (4'11" x 13'5") with timber floors, Georgian fan light over front door and archway through to an

Inner Hall: 1.65m x 5.1m (5'5" x 16'9") with understairs storage area.

Living Room: 4.65m x 4.1m (15'3" x 13'5") with timber floor, sliding sash window overlooking the front, marble fireplace with open fire and polished granite hearth, picture rail and double doors opening into the

Kitchen: 4.55m x 3.8m (14'11" x 12'6") with timber floor, range of kitchen presses and drawers, one and a half bowl stainless steel sink, integrated dishwasher, electric oven with hob over, integrated extractor fan, fridge/freezer, tiled splashback, door to inner hall and archway opening to a

Dining Room: 2.7m x 3.8m (8'10" x 12'6") with tiled floors, feature roof light, glazed double doors leading out to the rear deck, door back into the inner hallway.

Guest WC: With W.C, WHB and heated towel rail.

Utility Room: 1.8m x 2.15m (5'11" x 7'1") with kitchen and wall presses, washing machine, tumble dryer, heating control panels.

Bedroom 4: 2.9m x 3.8m (9'6" x 12'6") with two windows overlooking the rear deck, wardrobe, door to

Shower Room: With tiled floor, part-tiled walls, step-in shower with rainfall shower head.

Return

Landing: 1.3m x 3.55m (4'3" x 11'8")

Family Bathroom: With tiled floors, part-tiled walls, frosted window and feature roof light, whb, wc, bath with overhead shower unit, heated towel rail and door to the shelved hot press.

Bedroom 3: 2.95m x 4.6m (9'8" x 15'1") with window overlooking the side and two rooflight windows, wardrobe.

First Floor

Landing: With hatch access to the attic

Bedroom 1: 6.5m x 4.05m (21'4" x 13'3") with timber floor, two sliding sash windows overlooking the front, hatch access to the

attic, marble fireplace with slate hearth and open fire, wardrobe, door to

En-Suite: with tiled floors, tiled walls, wc, whb, step in shower and heated towel rail.

Bedroom 2: 4.7m x 3.8m (15'5" x 12'6") with timber floor, sliding sash window overlooking the rear, wardrobe.

Garden: The front garden is laid out in gravel with granite pavement and is bordered by mature shrubbery and planting providing privacy from the neighbouring properties and Leeson Street Upper, with feature tree in the centre. The rear garden is laid out in decking with steps down to a concrete patio area with outdoor tap and door to a boiler house.

BER Information

BER: Exempt

Eircode

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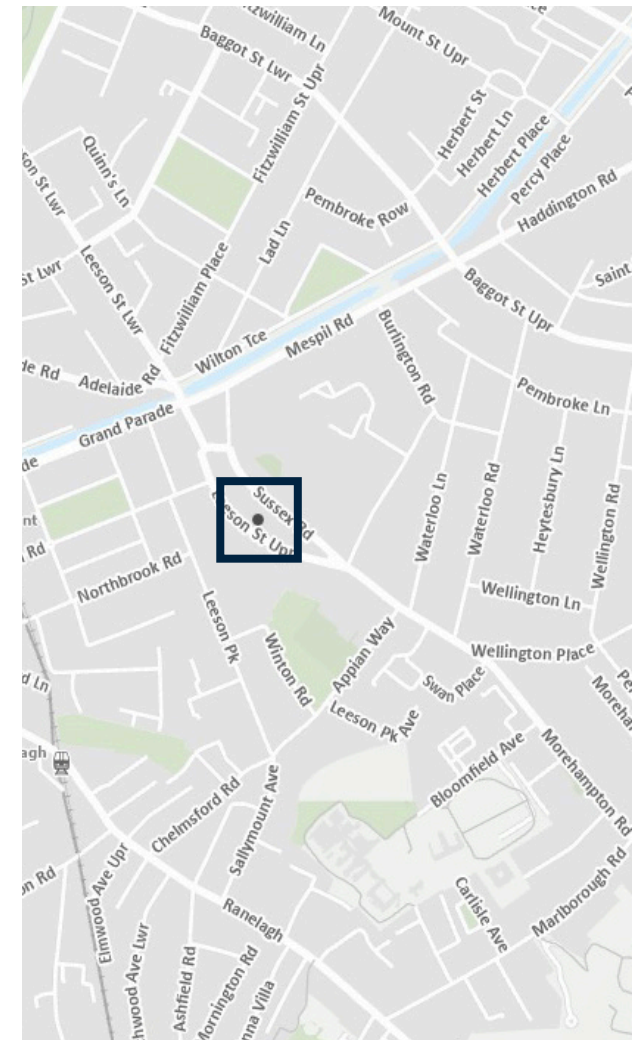
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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