

39 Ashfield Road  
Ranelagh  
Dublin 6

RESIDENTIAL



- Superb 3 bedroom Victorian home with attic conversion in the heart of Ranelagh.
- The property has been extended and renovated to a very high standard.
- A host of the period details have been maintained throughout the property.
- Secure off street parking for two cars to the rear of the property.
- West facing rear garden.
- Prime location with all amenities on your doorstep and within a short walk of the LUAS at Beechwood.



Location Map Reference Only



Sitting/Living Rooms



Hallway



Extended Kitchen

## LOCATION

Ashfield Road is a highly desirable residential address in the heart of Ranelagh. The property is located within a stone's throw of Ranelagh Village, with a fine selection of top quality restaurants and eateries, bars, specialty shopping and amenities. St Stephens Green and Grafton Street are within a 20 minute walk away.

There is a host of schools in the area making it a popular location for busy professionals and families. Public transport in the area is second to none with a regular bus routes along the road and LUAS services available nearby at Beechwood.

## DESCRIPTION

This fine period home retains most of the period features synonymous with the era, including high ceilings, floorboards, ornate cornicing and coving and a number of the original fireplaces.

The accommodation has been extended and renovated sympathetically to the features while creating a modern home with beautiful living spaces.

The property comprises a three bedroom townhouse extending to 147sq.m (1,582 sq.ft) with an attic conversion of 24 sq.m (258 sq.ft). The bright accommodation includes entrance hall, sitting room and living room with interconnecting doors, guest w/c and extended kitchen/dining room with double doors opening out to the sunny west facing landscaped garden.

Upstairs is the master bedroom en-suite and two double bedrooms which also have the benefit of en-suites. The attic has been converted and toilet and shower facilities have also been provided on this floor. In addition, the property also has the great advantage of gated rear access from which off street parking for two cars can be accommodated with access from Beechwood Avenue Lower.

## BER

BER E1. BER No. 108715038  
Energy Performance Indicator:  
338.01 Wh/m<sup>2</sup>/yr  
Certificate available upon request.

## PRICE

On application.

## VIEWING

Strictly by appointment with sole selling agent.

## CONTACT

For more information and inspection, please contact **Helena Kelleher** or **Sean Dillane** at Kelly Walsh Property Advisors & Agents on 01 6645500 or email [helena@kellywalsh.ie](mailto:helena@kellywalsh.ie) or [sean@kellywalsh.ie](mailto:sean@kellywalsh.ie)



Bedroom 2



Bedroom 3



Master Bedroom

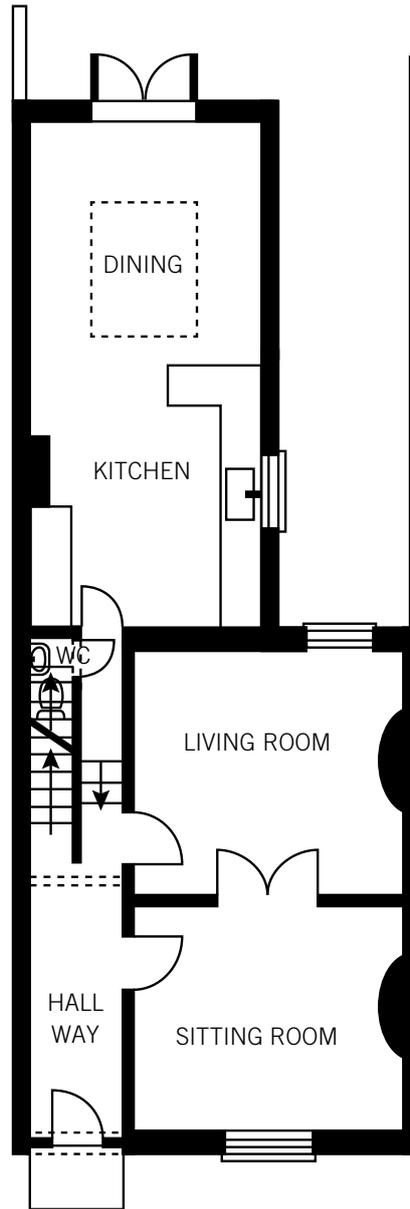


Ensuite Master Bedroom

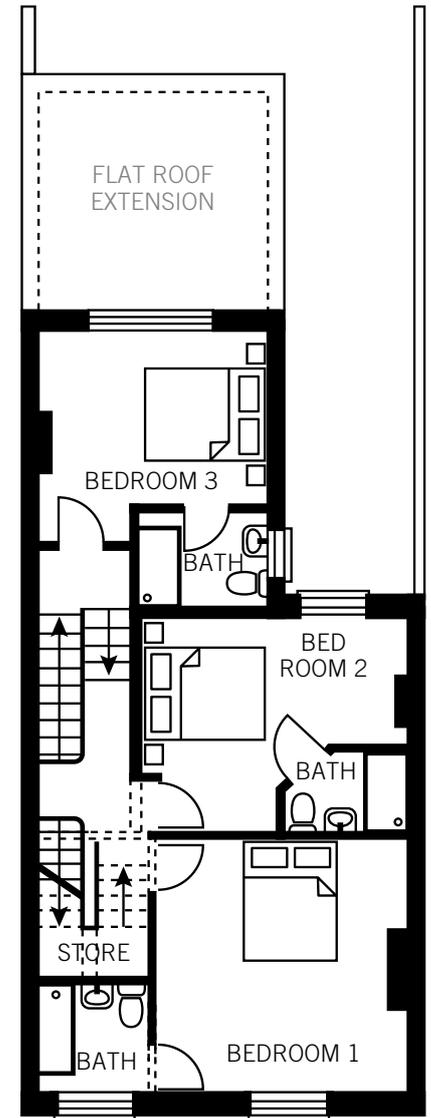


Ensuite Bedroom 3

## FLOORPLANS



GROUND FLOOR



FIRST FLOOR

*\* Note: Floorplans not to scale. Reference only. Prospective Purchasers are specifically advised to verify the floor areas and undertake their own due diligence in this regard.*



Converted Attic



Converted Attic



Rear Garden

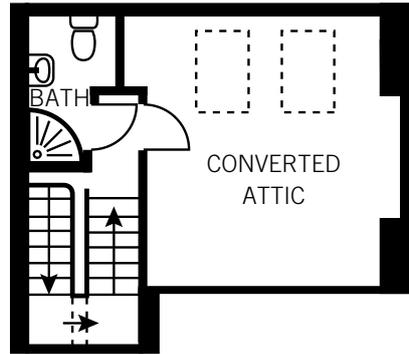


Raised Rear Garden



Rear Access

## FLOORPLANS



### SECOND FLOOR

## DIMENSIONS

Sitting Room:	3.88m x 4.40m
Living Room:	3.90m x 4.27m
Kitchen/Dining Room:	9.90m x 3.68m
Bedroom 1:	4.05m x 3.97m
Bedroom 2:	3.95m x 4.28m
Bedroom 3:	3.32m x 3.69m
Attic Conversion:	4.10m x 4.80m

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