



30 Charleston Avenue
Ranelagh, Dublin 6

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INTERNATIONAL REALTY



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Features

- A most attractive redbrick family residence, superbly positioned on a highly sought-after residential road in the heart of Ranelagh.
- Beautifully refurbished and extended accommodation, extending to approximately 190 sqm (2045 sqft).
- A wonderful fusion of timeless architecture and contemporary comfort, impeccably maintained throughout.
- Comprising two elegant reception room, a luxurious open-plan kitchen / living / dining space, four superb bedrooms and a generous family bathroom.
- Recently renovated and modernised open plan kitchen / dining room with bespoke joinery and underfloor heating.
- Landscaped low maintenance rear garden.
- Only a short stroll to the Luas at Ranelagh, offering swift and convenient access to Dublin City Centre.
- Some of Dublin's most prestigious and sought-after schools are located in the immediate vicinity.

An exceptional Tudor-style double-fronted period residence, superbly positioned on a quiet, mature and highly sought-after residential road in the heart of Ranelagh. Beyond the handsome façade of this distinguished home lies a truly outstanding family property that has been meticulously upgraded, extended and modernised to the highest standards. Seamlessly combining the timeless elegance of period architecture with the comfort and sophistication of contemporary design, further enhanced by a private and secluded low maintenance rear garden.

This wonderful light-filled home offers generous and beautifully curated living accommodation extending to approximately 190 sqm (2045 sqft). Entered through a warm and welcoming entrance hall off which there are two elegant reception rooms. These are currently used as a formal living room and dining room, both of which showcase a wealth of original character and charm, including impressive ceiling heights, stained glass windows, intricate ceiling coving and fine cornice detailing. A feature fireplace with newly installed stoves provides a striking focal point to both rooms. To the rear lies a spectacular newly renovated and extended open-plan kitchen and dining space of exceptional quality. Impeccably presented, it features beautifully crafted traditional style cabinetry, quartz stone worktops, and a substantial central island incorporating fitted storage, with a bank of bespoke pantry / larder and storage unit, all complemented by a separate plumbed utility room. Bathed in natural light from expansive patio doors, large picture windows and overhead roof lights, this is a space designed for both luxurious everyday living and elegant entertaining. A smartly decorated guest WC completes the accommodation at this level. Across the upper floors are four generously proportioned bedrooms. The principal bedroom is particularly spacious, offering ample room for the addition of en-suite facilities, with plumbing already in place to facilitate this. A stylishly appointed family bathroom completes the accommodation at this level. The superb interior is matched by the beautifully landscaped low maintenance rear garden, thoughtfully arranged with patio terrace and astro lawn. Enjoying a private and sunny orientation, the garden benefits from a discreetly positioned covered area and garden shed for practical outdoor storage. To the front, the property is approached through a beautifully maintained pebbled and railed garden, creating an elegant first impression befitting this remarkable home.

Experience the benefit of living in a '15-minute city' with every conceivable amenity on your doorstep. Ranelagh, with its renowned vibrancy, is a short stroll away with a wide array of restaurants, pubs, and coffee shops. Rathmines, Rathgar, and Ballsbridge are also within easy reach. The Ranelagh Luas stop is a few moments' walk from the front door, providing effortless access to Dublin City Centre to the north and to Dundrum Town Centre and beyond to the south. Dublin Airport is also easily accessible. Fitzwilliam Lawn Tennis Club as well as David Lloyd Riverview are in the vicinity, as are Palmerston Park, Belgrave Square Park, Ranelagh Gardens, Milltown Golf Club, Elm Park, and Castle Golf Club. Some of Dublin's most sought-after schools are in the immediate area including St. Mary's College, Gonzaga College, Alexandra College, Muckross Park, Sandford Park, Kildare Place School, Scoil Bhríde and Ranelagh Multi-Denominational, whilst Trinity College Dublin is a short 2km walk away.





Accommodation

Hall: 1.8m x 5.5m (5'11" x 18'1") with wood floor, wood panelling, radiator cover, alarm panel, centre rose, ceiling coving and door into

Living Room: 3.9m x 6.2m (12'10" x 20'4") with bay window with stained glass to the front, recessed radiator, cast iron fireplace with tiled inset and stove, built-in bookshelf and storage, wall panelling, ceiling coving, centre rose, wood floor.

Dining Room: 3.9m x 6.1m (12'10" x 20') with wood floors, panelling, ceiling coving, centre rose, bay window with stained glass and recessed radiator, cast iron fireplace, tiled inset and hearth, solid fuel stove with French doors that lead out into the

Kitchen / Dining Room: 9.6m x 4.4m (31'6" x 14'5") recently modernized and extended, with excellent range of kitchen cupboards and storage, extractor hood, wall lights, marble tops, freestanding American style fridge freezer, freestanding AGA with five ring hob and ovens, island with a Belfast style ceramic sink and Quooker tap, underfloor heating, tiled floor to ceiling windows and French patio doors overlooking the rear garden.

Guest Toilet: 1.2m x 1.9m (3'11" x 6'3") with WC, wash hand basin, part tiled and spotlights.

Utility: 1.9m x 1.8m (6'3" x 5'11") with tiled floor, door to rear garden, plumbed for washing machine and dryer.

Landing: with feature corner window which floods the area with south-facing natural light.

Bathroom: 2m x 3.1m (6'7" x 10'2") with tiled floor, part tiled walls, sash window to rear, shower unit with recessed shelving, freestanding bath, WC, towel rail, wash hand basin, vanity unit, further storage with a lighted mirror above and spotlights.

Bedroom 4: 2.9m x 4.2m (9'6" x 13'9") with floor to ceiling built-in storage, sash window to rear, painted cast iron fireplace.

Bedroom 1: 3.9m x 6.3m (12'10" x 20'8") floor to ceiling built-in storage, windows to front with stained glass, painted cast iron fireplace with tiled inset and hearth.

Bedroom 2: 5.9m x 3.7m (19'4" x 12'2") with painted cast iron fireplace, two windows to the front with stained glass, floor to ceiling built-in storage.

Bedroom 3: 2.4m x 3.9m (7'10" x 12'10") with sash window to rear, painted cast iron fireplace, currently in use as an office.

Garden: Not overlooked and thoughtfully designed for privacy, this fully enclosed outdoor space offers a stylish and low-maintenance retreat. A paved patio provides the perfect setting for outdoor dining, entertaining, or relaxing with a leafy outlook. The Astroturf lawn adds year round greenery and practicality, while a planted flowerbed brings colour and natural charm to the space. Surrounded by attractive wood-panelled walls, the garden feels both secure and inviting. A covered storage area with doors offers convenient hidden storage, leading through to an additional storage shed for all your gardening tools, bikes, or outdoor equipment. This is a well planned and versatile outdoor area that combines functionality with comfort.

BER Information

BER: Exempt

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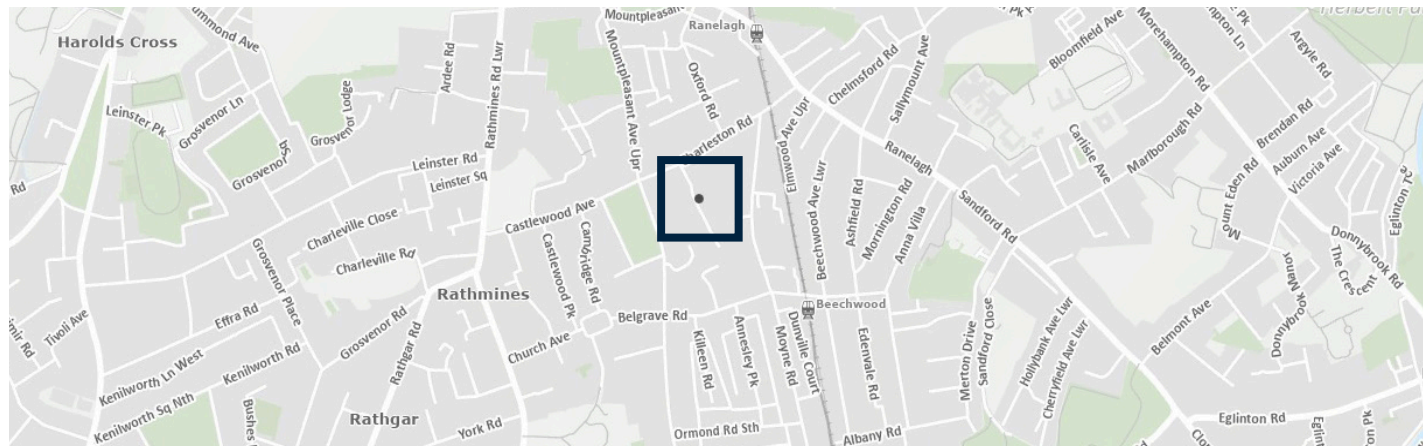
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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