



5 GULISTAN TERRACE

Rathmines, Dublin 6, D06 N2AO.



THE PROPERTY

5 Gulistan Terrace is a beautifully appointed, two bedroom, Georgian – style townhouse, extending to approximately 113.8sq. m. (1,225 sq. ft.). The property offers spacious, light-filled accommodation and is a wonderful example of the architecture of that era. Enjoying elegantly proportioned reception rooms, it retains many distinctive features including, cornices embellished with decorative mouldings, picture rails, panelled doors, a fully functioning fireplace with original mantle and an impressive entrance hall. Laid out over two floors, the well-proportioned interior effortlessly combines traditional characteristic with comforts of modern living, offering both a stylish and practical living space.

Number 5 is approached by a set of granite steps with original wrought iron railings rising to a front door with a feature decorative fanlight over. It opens into a most impressive naturally bright entrance hallway. Upon entering the property, you are immediately struck by the elegance and its tranquil ambience and charm. The hall exudes character with impressive original features throughout including a large south facing landing window with coloured stain glass feature, overlooking the rear gardens.

To the left of the entrance hall is a beautiful sitting room overlooking the front of the property, with an original fireplace. This gracious reception room boasts original pitch pine timber flooring and interconnecting doors that lead to the country style kitchen / breakfast room with AGA. The rear window overlooks a picturesque south facing garden. The stairs lead to the ground floor where there are two generous double bedrooms with the master bedroom benefiting from an en-suite shower room. A large family bathroom leads to an inner annex with access to the front garden and a larger utility room. From the hall there is access to the rear garden. This completes the layout at this level. The ground floor level can also be accessed via the front garden under the granite steps.

PLANNING PERMISSION

The property enjoys the benefit of full Planning Permission for a modern two-storey extension by award winning architects, PAC Studio (www.pacstudio.ie). The approved designs further enhance this stunning home to provide an additional master bedroom and en-suite bathroom together with a superb kitchen / breakfast room providing for an additional reception room at hall level. The new two storey extension will extend the interior by an additional 48 sq. m. (516 sq. ft.) of contemporary living space. (Planning ref no: 3354/17)



GARDENS

The front garden is laid out with granite pebble, paving and ornate box hedging. The rear south facing garden has been beautifully designed for easy maintenance and offers complete privacy. Laid out with granite paved terrace, feature trellis, steps to the raised manicured garden with its feature ornate box hedging raised flower beds, and two lovely specimen trees. The sun-drenched terrace area is perfect for al fresco dining and the upper grass level offers a private sanctuary. The garden benefits from an outside tap and an external sensor security light. There is a large garage at the end of the garden which has the benefit of electricity connected. There rear garden also benefits from pedestrian access to Mount Pleasant Avenue.

LOCATION

Gulistan Terrace is a quiet, mature, highly convenient and sought-after area just off Mount Pleasant Avenue. The property is situated in the enviable and trendy area of Dublin 6 and is within a short stroll of the local shops, cafes, restaurants, boutique shops and food stores in the villages of Ranelagh and Rathmines, with Rathmines Town Centre and the renowned Stella Cinema, all within walking distance.

The area is exceptionally well-serviced by several well-known schools including: S.N Brighde Primary School, St. Mary's, Rathmines; The High School, Rathgar; Alexandra College, Milltown; Kildare Place School, Rathmines; Rathgar Junior School and several crèches and Montessori schools. It is also serviced by excellent bus routes and Ranelagh LUAS making the Dublin City and its environs easily accessible.



SPECIAL FEATURES

- Charming period villa styled terraced property
- Extending to approx. 113.8 sq. m. (1,225 sq. ft.)
- Exceptional period features throughout
- Original windows, working shutters
- Well-proportioned accommodation
- Beautifully appointed and interior designed
- Planning permission for an impressive extension to provide an additional 48sq. m. (516 sq. ft.) (Planning ref no: 3354/17)
- Highly convenient and sought-after Dublin 6 location
- Equidistant 8 min walk to the villages of Ranelagh and Rathmines
- Gas fired central heating



Master bedroom (bedroom 1)



Bedroom 2

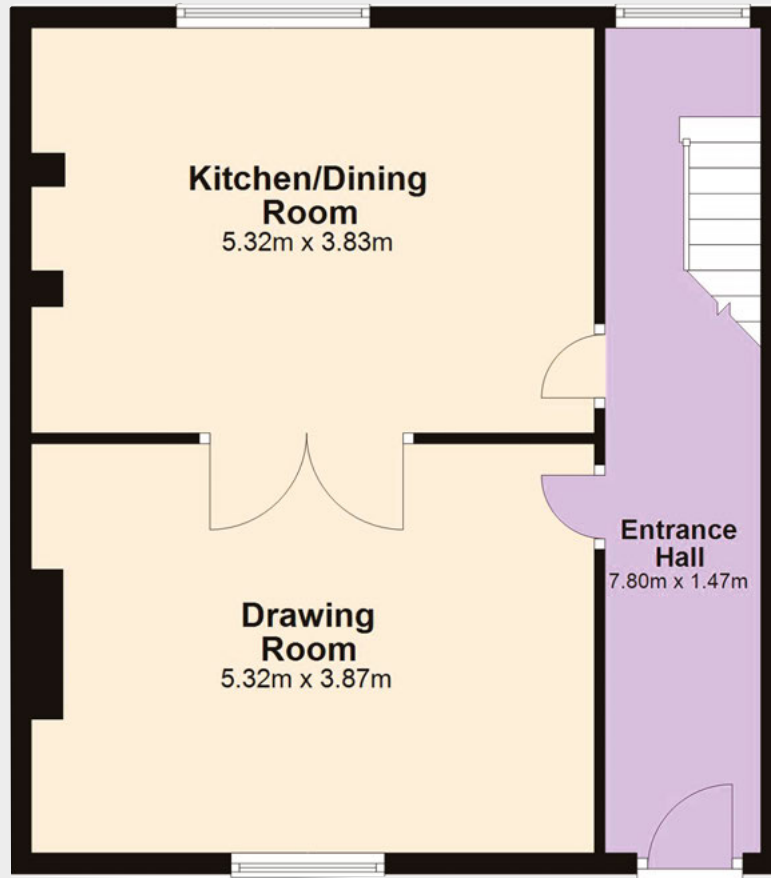
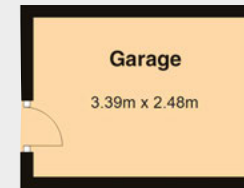


Master bedroom (bedroom 1)





FLOOR PLANS



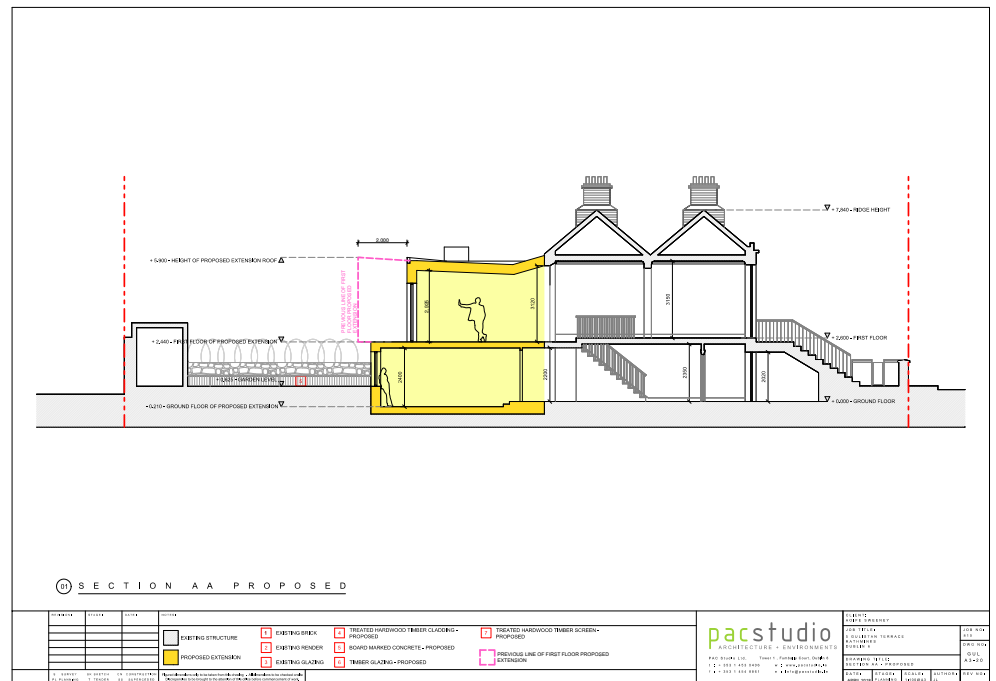
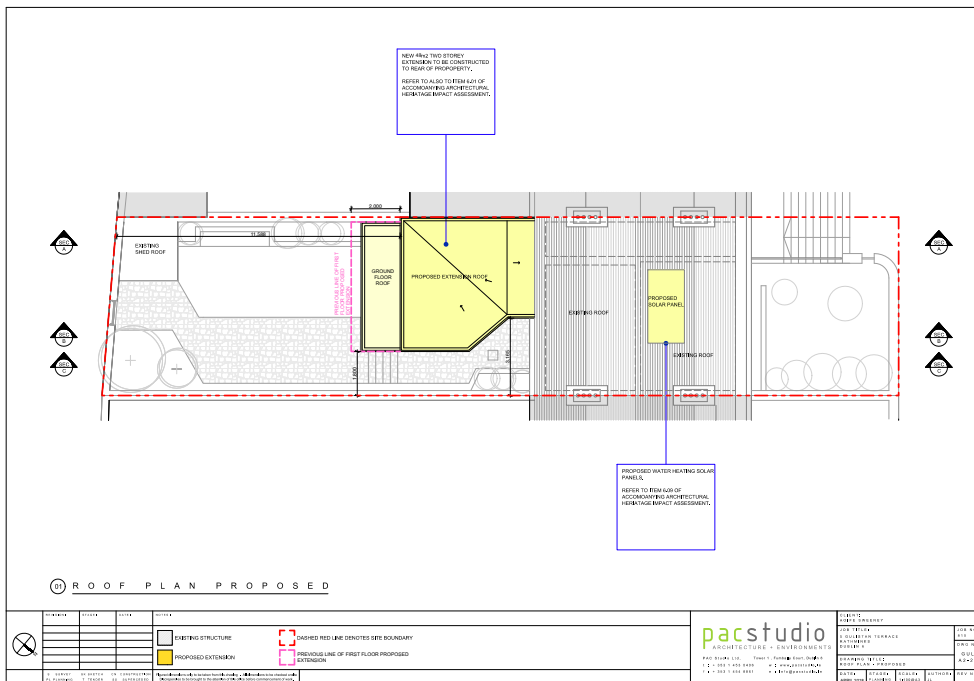
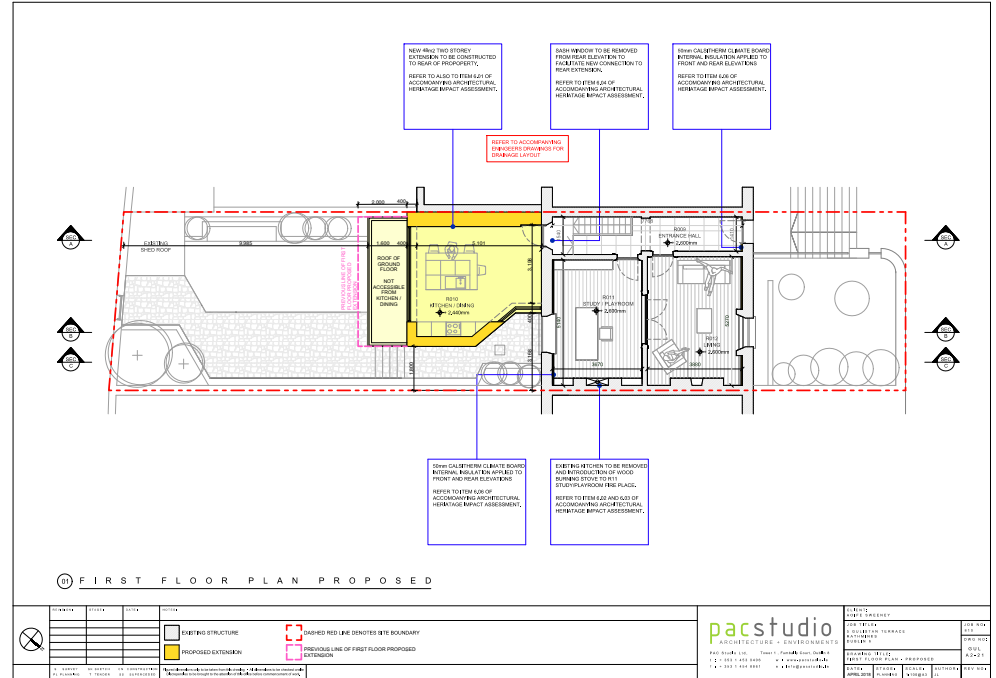
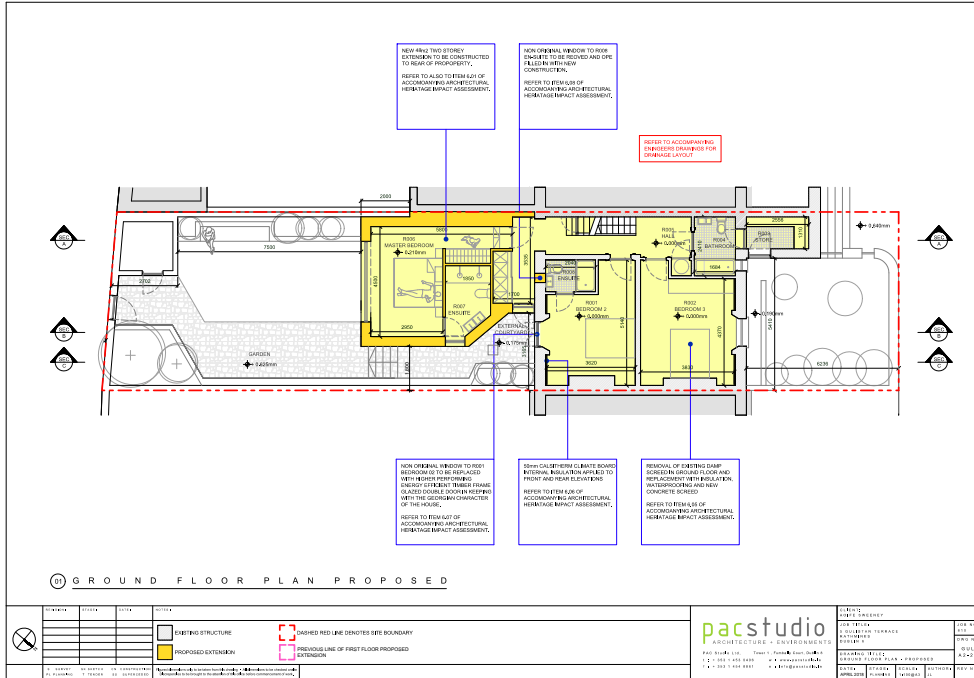
Hall Level



Ground Floor Level

Planning Permission

Permission for a modern two-storey extension by award winning architects, PAC Studio (Planning ref no: 3354/17)







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VIEWING

Strictly by Appointment.

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EXEMPT

