

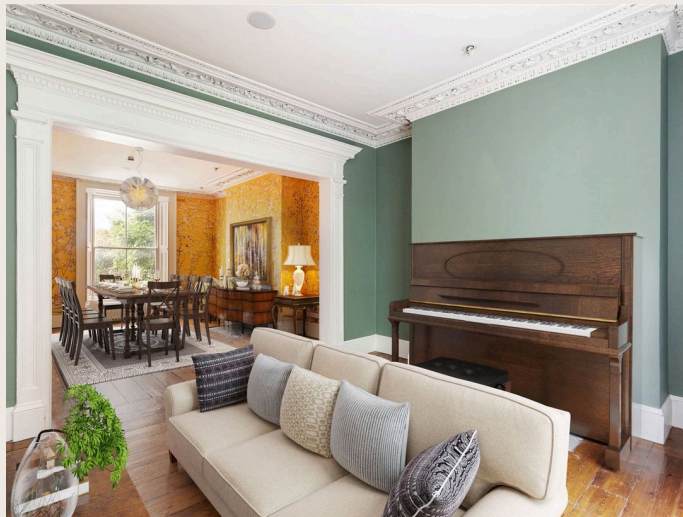
A classic Victorian family home with a west facing garden

7 Raglan Road, Ballsbridge, Dublin 4, D04 V0N0



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About this property

7 Raglan Road is an elegant Victorian residence comprising of three floors over a garden level. This attractive four bedroom family home (406sqm/4,376sqft) benefits from a beautiful west facing garden. Many of the fine original features have been carefully restored including the entrance hall transom, high ceilings detailed with cornicing, hardwood floors and sash windows with original shutters. The property is entered through wrought-iron gates which open to a gravel front garden. The home has undergone renovations to the exterior, including brick repointing and restoration. The residence can be accessed from the front door elevated by railed granite entrance steps, or at the garden level. The grand entrance hall features a marble floor, original plasterwork and an attractive archway. Located just off the entrance hall is the double reception room, a drawing room and a dining room, that exude timeless elegance. The drawing room overlooks Raglan Road whilst the dining room enjoys views of the garden. Both detailed with ornate ceiling cornicing and original hardwood floors, the rooms maintain period charm and elegance. Located on the ground floor return are a bedroom and bathroom along with a balcony overlooking the rear garden. On the garden level, there is a well equipped kitchen with integrated appliances, an island unit and attractive fireplace. Double

doors lead through to the breakfast room at the front of the property whilst double glass doors open to the rear garden. As well as a utility and pantry room, the garden level benefits from ample storage in the form of built-in cupboards lining the hallway. A door allows access to the front of the property. The first floor comprises of two well-proportioned bedrooms, a family bathroom. The master ensuite bedroom occupies the majority of the second floor and has beautiful natural light. The bedroom, located at the front of the house, flows through to a dressing room and bathroom. This room boasts a corner bath and walk-in shower. Adjacent to this bedroom, lies a study, fitted with built-in cupboards for ample storage. The hallway is fitted with a skylight and a window, affording natural light and airiness. To the rear there is a well designed westerly facing garden. The garden is split level with a firepit and paved patio on the lower level. French double doors in the kitchen open out onto the lower level which is a perfect space for entertaining. Granite steps lead up to a lawned area bordered with manicured box hedging and mature trees offering privacy from the rear mews. The garden is west facing and benefits from an abundance of afternoon and evening sun.

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Plans



4,376 sq ft



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Local Area

Nestled in Dublin's most exclusive and convenient address, 7 Raglan Road is situated on the Pembroke Road side of Raglan Road. Boasting wide tree lined roads and Victorian architecture, Ballsbridge is home to the majority of foreign embassies and diplomatic representations in Dublin. Ballsbridge and the surrounding area offer a range of amenities, from upscale dining and shopping to recreational and sporting facilities.



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Property Details

Key Features

A classic Victorian townhouse
Attractive period features throughout
Renovated and extended
Sunny west facing garden
Prime Ballsbridge residential road
10 minute walk to St. Stephen's Green

Services & Additional Information

Gas fired central heating
Mains water
Mains sewage

On the instructions of the receiver
Kieran Wallace

BER

BER Rating = Exempt

Tenure

Freehold

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Enquire



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More Information



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Property Ref: DUY240111



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