



13 Annesley Park,
Rathmines, Dublin 6.

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER EXEMPT



For Sale by Private Treaty

Hunters Estate Agent are delighted to offer to the market this fine, four bedroom end of terrace Victorian Residence. Quietly nestled along this highly sought after road in the heart of Ranelagh this instantly appealing residence boasts a west facing rear garden with rear vehicular access through a block built shed.

Although requiring refurbishment throughout this property offers discerning purchasers an opportunity to place their own stamp on a fine period residence. Many original features remain throughout the house such as original fireplaces and ornate plasterwork.

The living accommodation is bright and well-proportioned throughout, extending to approx. 149 sq m. / 1,604 sq.ft. Upon entering the property you are greeted by a large entrance hallway with fanlight above the hall door. To the front of the property is a spacious drawing room with original cast iron fireplace. Stepping down to the rear of the property one enters the open plan living room and kitchen / breakfast area with doors to the rear garden.

Upstairs there are four bedrooms and a family bathroom.

Annesley Park is one of Ranelagh's most desirable and sought after roads due in no small part to its excellent location. It is within a gentle stroll of Ranelagh Village and a stone's throw to bijou local shopping at Dunville Avenue, where many great restaurants, shops and a host of other local services and amenities make everyday living a pleasure in a true village community. The Beechwood Luas stop is also a short stroll away allowing easy access to the City Centre. The location of this highly desirable family home is superb, providing the discerning purchaser with a wealth of amenities on their doorstep both social and essential including many of the Dublin's premier junior and secondary schools including Scoil Bhríde, Lios na nÓg, Ranelagh multi-denominational, Gonzaga College, Sandford Park College, Sandford National School and Muckross Park College, Alexandra College, St Mary's College are all within easy walking distance.

Viewing is essential and highly recommended.

SPECIAL FEATURES

- » Four bedroom end of terrace Victorian residence.
- » In need of refurbishment throughout.
- » West facing rear garden with vehicular access through block built shed.
- » Gas fired central heating.
- » Approx. 149 sq.m. / 1,604 sq.ft.
- » Highly desirable location only a gentle stroll to Ranelagh Village and Dunville Avenue.
- » Easy access to many of Dublin's premier junior and secondary schools including Lios na nÓg and Alexandra College to name but a few.



LOCATION SHOT - RANELAGH VILLAGE

ACCOMMODATION

ENTRANCE HALLWAY

1.72m (5'8") x 7.94m (26'1")

Bright entrance hallway with feature fan light over front door, tiled flooring, cast iron radiator, ceiling centre Rose, cornicing, dado rail, telephone point and under stair storage.

DRAWING ROOM

3.91m (12'10") x 4.40m (14'5")

Featuring cast iron fireplace with wooden floor, ceiling centre Rose, cornicing and NTL point.

LIVING ROOM

4.36m (14'4") x 3.90m (12'10")

Wooden fireplace with cast iron inset, semi-solid wooden floor, timber panelled ceiling and spotlights.

DINING AREA

3.37m (11'1") x 2.23m (7'4")

Filled with natural light via the sliding patio door leading to rear garden and ceiling windows with UPC connection.

KITCHEN

2.28m (7'6") x 6.29m (20'8")

Including an array of wall and base units with washing machine, fridge, ceiling spotlights and visual intercom. Door to rear garden.

FIRST FLOOR RETURN

BATHROOM

2.30m (7'7") x 2.46m (8'1")

Fully tiled incorporating w.c., w.h.b., shower, bath and hotpress.

BEDROOM 1

3.96m (12'12") x 4.38m (14'4")

Overlooking the rear garden with wooden floor boards, feature cast iron fireplace, fitted wardrobes and shelving.

BEDROOM 2 (Master Bedroom)

6.21m (20'4") x 3.91m (12'10")

Large bedroom with feature Marble fireplace, cornicing, dado rail and overlooking front garden.

FIRST FLOOR

BEDROOM 4 (Nursery)

2.36m (7'9") x 2.38m (7'10")

Cast iron fireplace, wooden floor boards, dado rail and shelving.

BEDROOM 3

3.99m (13'1") x 4.44m (14'7")

Overlooking the rear garden with cast iron fireplace, wooden floor boards and fitted wardrobe.

OUTSIDE

FRONT GARDEN

Surrounded by cast iron railings with pathway leading to hall door and boarded by lawn with hedging and shrubbery.

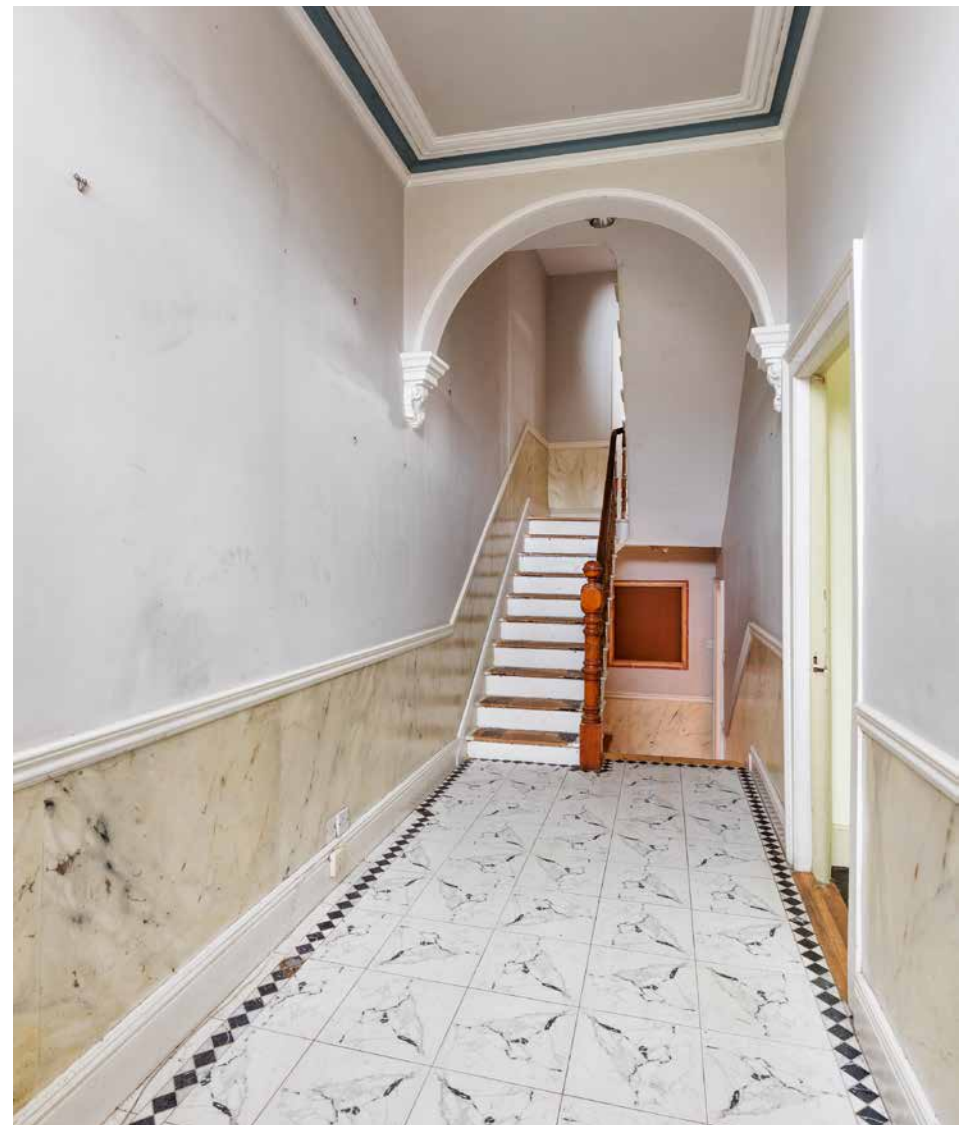
REAR GARDEN

6.49m (21'3") x 10.67m (35'2")

(Max Measurement)

Offering a sunny west facing orientation with raised lawn, timber decking area and outdoor lighting.

Block built shed (5.68m x 2.63m) wired for electricity and offering rear vehicular access.









LOCATION SHOT - RANELAGH VILLAGE

DIRECTIONS

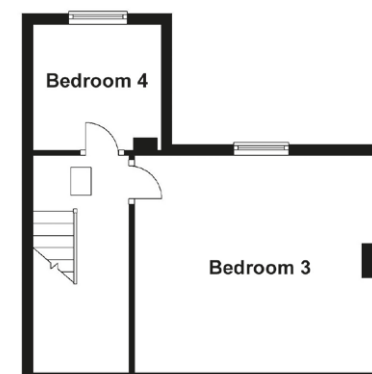
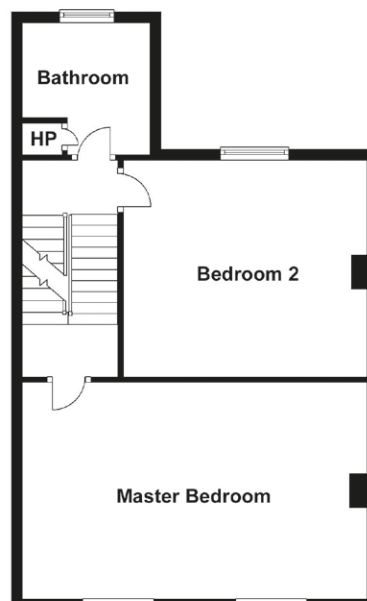
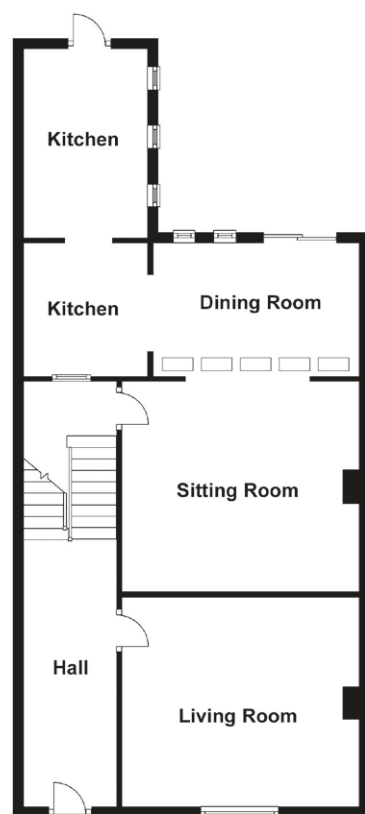
Travelling along Ranelagh Road from the city centre take a right turn onto Charlestown Road and continue along this road to the next set of traffic light and take a left turn onto Belgrave Square. Proceed along Belgrave Square and take a left turn at the traffic lights onto Belgrave Road. Annesley Park is the second turn to the right and No. 13 is mid way along on the left hand side.

BER Details:

BER: Exempt

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on **01 668 0008** or email: info@huntersestateagent.ie



FLOOR PLANS

Not to scale. For identification purposes only.

HUNTERS ESTATE AGENT

T 01 668 0008

E info@huntersestateagent.ie W www.huntersestateagent.ie

St. Martin's House, Waterloo Road, Dublin 4

4 Castle Street, Dalkey, Co. Dublin

2 Brighton Road, Foxrock, Dublin 18



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.