

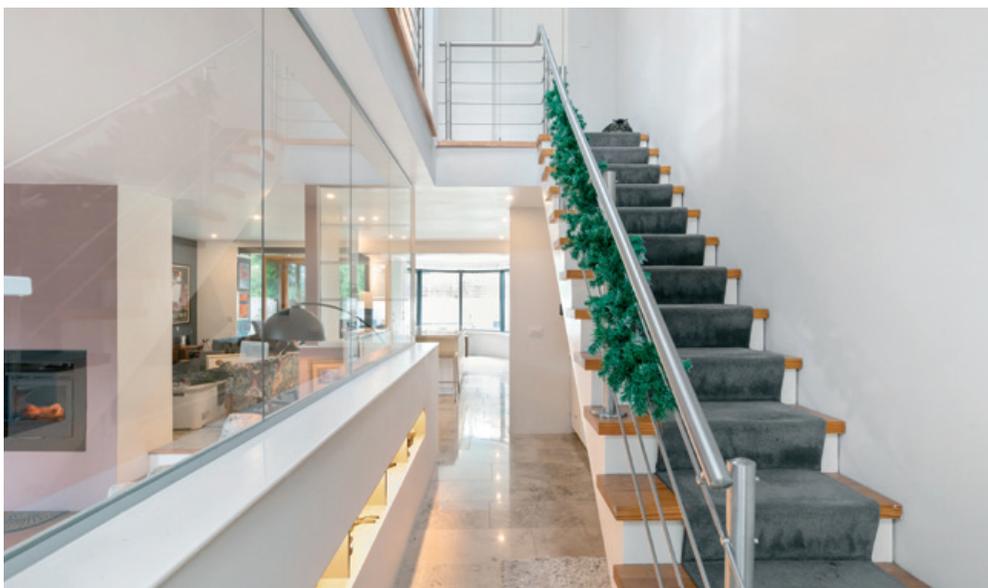
BER C3



47 Warner's Lane

Off Dartmouth Road, Ranelagh, Dublin 6

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INTERNATIONAL REALTY



47 Warner's Lane, Off Dartmouth Road, Ranelagh

Features

- Striking architect designed Mews
- Recently refurbished and remodelled to include a new kitchen by Michael Farrell Kitchens, flooring and bathrooms
- Tastefully presented contemporary accommodation
- Feature sunken living and gallery landing with feature steel balustrade
- L shaped room ideal for fully self-contained home office
- Gas fired central heating.
- West-facing low-maintenance rear garden.
- Superbly convenient location only a short walk to St. Stephen's Green.
- On-street parking and two resident's permits for Dartmouth Road.
- Floor area approximately 189 sqm (2,034 sqft.) to include the attic.
- First floor construction in concrete giving solidity and acoustic properties.

A striking architect designed contemporary Mews, enjoying generous well-presented accommodation, superbly located off Dartmouth Road tucked away in this premier location off Upper Leeson Street within a few minutes' walk of St. Stephen's Green and Dublin City Centre.

No. 47 is a most appealing Mews which has recently been remodelled and refurbished to include a new kitchen, flooring and bathrooms. There are many interesting design features including the sunken living room, gallery landing with feature steel balustrade. The accommodation extends to an impressive approx. 189sqm. / 2,034sq.ft. (to include the attic) briefly comprises: reception hall, off which there is a guest wc., utility & L shaped room ideal for fully self-contained home office. Off the inner hall, there is a stepped down living, with double sided solid fuel Boru stove, window seat and door out to the front courtyard. The dining area leads through to a impressive kitchen with breakfast room off with bow window and arch through to sun room. Upstairs on the first floor, there are three generous bedrooms, a shower room and a staircase that leads to the attic, which is converted and comprises a large attic room with bathroom. The rear garden has a sunny westerly aspect with low maintenance astroturf.

The location is second to none within a short stroll to Ranelagh village with its choice selection of highly regarded restaurants, pubs and specialist shops. The popularity of this location cannot be overstated you can walk into St. Stephen's Green in under ten minutes and enjoy all the benefits the city has to offer. The Luas is also easily accessible providing access to some of Dublin's most sought after schools as well as Dundrum Town Centre and beyond.







Accommodation

Reception Hall 1.35m x 3.20m (4'5" x 10'6") with sky light, marble tiled floor and door to

Guest W.C. / Utility with whb, wc, plumbing for washing machine and gas fired central heating boiler.

Study 5.40m x 4.35 (17'9" x 4.35) to the front, maximum measurement of L-shaped room with extensive fitted shelving, study and computer area, fitted press, tiled floors, cloaks hanging area and double sliding doors leading to front and courtyard areas.

Inner Hall 1.75m x 7.35m (5'9" x 24'1") with tiled floor, recessed down lighting and glazed windows looking down into

Living Room 4.30m x 3.90m (14'1" x 12'10") with pine timber floor, double sided solid fuel Boru stove, fitted storage unit, window seat and door out to courtyard.

Dining Area 3.85m x 3.55m (12'8" x 11'8") with tiled floor, recessed down lighting and double sided stove off which there is a feature curved partition wall which separates the

Kitchen 3.15m x 3.90m (10'4" x 12'10") recently fitted by Michael Farrell Kitchens with a range of press and drawer units, stone worktops from Miller Bros, one and a half bowl stainless steel

sink unit, four ring hob with extractor over, integrated siemens appliances including dishwasher, oven, microwave/oven, space for American style fried/freezer, recessed down lighting and tiled floor.

Breakfast Room 3.15m x 3.55m (10'4" x 11'8") (average measurement) into bow window, with tiled floor and arch to

Sun Room 2.50m x 2.60m (8'2" x 8'6") with pine timber ceiling and glazed folding doors opening out to a low maintenance rear garden.

UPSTAIRS Gallery landing with feature steel balustrade

Landing with shelved hotpress, pine timber flooring, fitted shelving and storage units.

Bedroom 1 3.30m x 3.40m (10'10" x 11'2") with glazed door and sliderobe wardrobes.

Shower Room Luxurious Spa inspired with vanity whb, wc, rain maker shower, tiled walls and floors, heated towel rail.

Bedroom 2 2.90m x 2.45m (9'6" x 8') with pine timber flooring.

Bedroom 3 3.15m x 3.95m (10'4" x 13') with pine timber flooring and bay window

Staircase with steel banister railings leading up to

Attic Room 4.35m x 5.35m (14'3" x 17'7") with fitted storage, five Velux roof lights, landing with Velux roof light, under eaves storage press and pine timber flooring.

Shower Room with wc, vanity whb, heated towel rail, shower, tiled walls and floors, recessed down lighting and Velux roof light.

Rear Garden low maintenance, west facing garden mainly in astroturf and bordered by mature, raised flower beds

Outside

To the front there is a low-maintenance courtyard 3.25m x 3.60m (10'8" x 11'10") with paving and astroturf. The southwest facing rear garden approx. 5.75m x 6.95m (18'10" x 22'10") with astroturf lawn with raised flower beds, granite wall and box hedging.

BER Information

BER Rating: C3

BER Number: 110234168 EPI: 222.39 kWh/m²/yr

Eircode

D06 KC58





FLOOR PLANS Not to scale - for identification purpose only.

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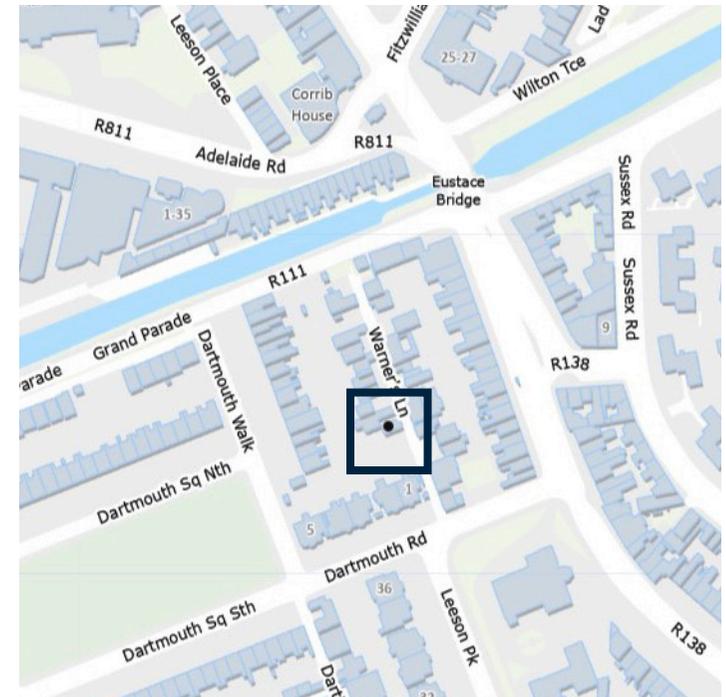
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