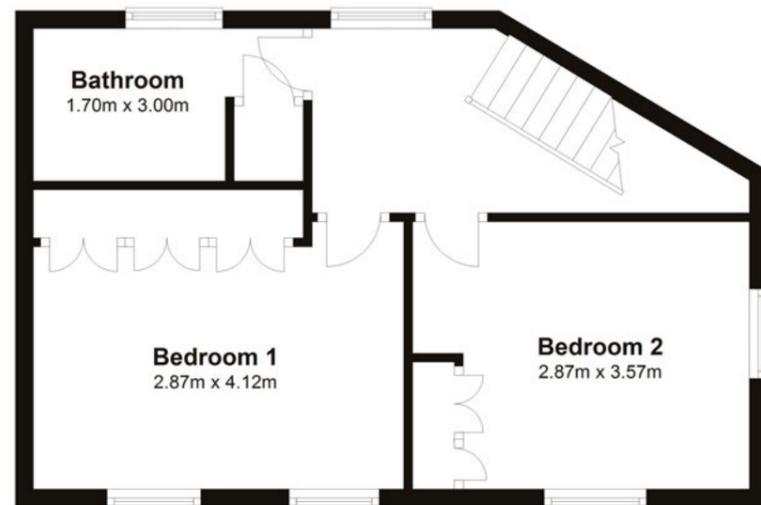


GROUND FLOOR



FIRST FLOOR

## OUTSIDE

The property is approached via electronic gates which leads to a private gravelled forecourt providing car parking for 2/3 cars. There is pedestrian access to St Marys Road and a south facing paved terrace with outside tap and access to Baggot Lane.

## DIRECTIONS

Travelling from Mount Street, continue on to Northumberland Road. Take a right turn on to St. Mary's Road. The Coach House is located at the top of St. Mary's Road.

Travelling from Baggot Street, continue along on to Pembroke Road. At AIB bank take a left hand turn. The Coach House is located on the right hand side denoted by Colliers International 'For Sale' board.

**Note:** The property is being offered for sale with the benefit of full planning permission for an extension of approx. 57 sq. m. (615 sq.ft.). It will increase the size of the Coach House to approx. 137 sq. m (1,474 sq. ft.).

## BER

EXEMPT

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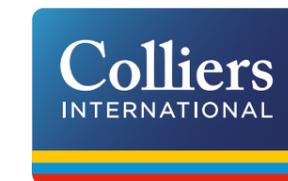


PSRA No. 001223



# THE COACH HOUSE

1A St. Marys Road, Ballsbridge, Dublin 4



## THE PROPERTY

Colliers International is delighted to bring 'The Coach House' to the market. This charming period Coach House has been beautifully interior designed and upgraded with stunning modern interiors by its present owners. The property is an elegant two bedroom spacious Victorian redbrick, property positioned in an exceptionally convenient location, in the heart of Ballsbridge. St. Marys Road is undoubtedly one of Dublin's premier roads and a highly desirable residential location. The Coach House offers spacious and well-proportioned accommodation over two levels and extends to 80 sq. m. (861 sq. ft). It is further enhanced by off-street car parking behind electronic gates for 2/3 cars and a south facing private terrace, ideal for 'al fresco' dining. The property is being offered for sale with the benefit of full planning permission for an extension of approximately 57 sq. m. (615 sq. ft) which would add greatly to the property for the future buyer, increasing the size of The Coach House to an impressive 137 sq. m. (1,474 sq.ft).

Located in one of most convenient and sought after locations, The Coach House is situated between Northumberland Road and Baggot Street Upper within a pleasant stroll of both the villages of Ballsbridge and Donnybrook. There is an extensive range of amenities to enjoy, including Herbert Park, The RDS Show Grounds, the Aviva Stadium, and Fitzwilliam Lawn Tennis Club. The City's Central Business Districts of Merrion Square, Fitzwilliam Square, Molesworth Street and St. Stephens Green are also within walking distance.

Local transports links are excellent and include regular bus services from Northumberland Road and Baggot Street. The DART stop at Lansdowne Road and Barrow Street ensuring quick and easy access to the coastal suburbs. The Aircoach stop in Ballsbridge provides a direct link to Dublin International Airport.

## FEATURES

- Charming period Coach House
- Well-proportioned accommodation
- Superb location Ballsbridge
- Located on the corner of St. Mary's Road and Baggot Lane
- A short walk to Lansdowne DART and Barrow Street
- Private parking for 2/3 behind electronic gates
- South facing terrace
- Gas Fired Central Heating
- Full planning permission for extension to provide an additional approx. 57sq.m. (615 sq.ft)
- Walking distance of Dublin City's Central Business District



## ACCOMMODATION

Entrance Hall  
Recess lights. Alarm. Laminated timber floor

Living / Dining Room (5.26m x 5.46m)  
Large well-proportioned living / dining room. Beautifully interior designed to include laminated timber floor, Feature traditional Gas stove which creates a centrepiece to the living room. Recess lighting. Two windows with deep sills. Stairs leads to first floor.

Stairs to first floor landing  
Carpet. Access to roof. Window with deep window sill.

Door to Kitchen

Kitchen (3.09m x 2.37m)  
Custom-design quality kitchen with a superb range of a fitted units incorporating a timber worktop and extensive tiled splash-back and stainless steel sink unit. Quality appliances, including an integrated Bosch fridge/freezer, Normende slim line dishwasher, built-in Normende oven, and microwave, 4 ring hob and stainless steel extractor fan. Recessed lighting and laminated timber floor. Two windows with deep window sills.

Utility Room (1.96m x 1.91m)  
Quality built in cupboards to include shelving and pull out stainless steel drawers. Bosch washing machine and Bosch washer dryer  
Door to terrace and access to Baggot Lane  
First floor landing  
Recess lighting. Access to roof. Carpet. Feature window sills

Bedroom 1 (2.87m x 4.12m)  
Spacious double bedroom. Bespoke fitted floor to ceiling wardrobes with ample hanging and drawer space. Fitted side bed tables. Wall lights Carpet and recessed lighting. Two windows with deep sills

Bedroom 2 (2.87m x 3.57m)  
Spacious corner double bedroom. Bespoke fitted floor to ceiling wardrobes with ample hanging and drawer space. Wall lights. Carpet and recessed lighting. Two windows with deep sills

Bathroom (1.70m x 3.00m)  
High spec white sanitary ware with large shower tray and glass screen. Wall mounted w.c., with concealed cistern. Freestanding ceramic wash hand basin. Chrome heated towel rail. Fitted mirrored wall mounted cupboard. Extensive ceramic floor and wall tiling throughout.

