



18 BURLINGTON ROAD

Dublin 4

BER EXEMPT



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



18 BURLINGTON ROAD, DUBLIN 4



NO. 18 BURLINGTON ROAD IS AN EXCEPTIONALLY ELEGANT VICTORIAN FAMILY HOME, IDEALLY SITUATED ON THIS SOUGHT AFTER AND CONVENIENT ROAD OFF LEESON STREET UPPER. THIS HUGELY IMPRESSIVE SEMI-DETACHED RESIDENCE PROVIDES 363SQM / 3,907SQ.FT. (APPROX.) OF ELEGANT, BEAUTIFULLY APPOINTED ACCOMMODATION RETAINING ITS NUMEROUS PERIOD FEATURES INCLUDING SASH WINDOWS, ORIGINAL SHUTTERS AND ORNATE CEILING CORNICES MAKING IT THE PERFECT CHOICE FOR THOSE SEEKING A FAMILY RESIDENCE OF CONSIDERABLE CHARACTER AND CHARM.

363sqm / 3,907sq.ft. (approx.)

For Sale by Private Treaty

BER Exempt



DESCRIPTION

One enters the house up a flight of original granite steps, through the original hall door with fanlight and into the impressive entrance hall with a feature ornate domed ceiling with original cornice and ceiling detail. Glazed double doors lead to the inner hallway, off which are two beautifully proportioned interconnecting reception rooms with intricate ceiling cornice. A spacious kitchen / breakfast room, guest wc and pantry are also located at this level. At garden level which has a separate entrance to the side, there's a living room opening to the garden, kitchen / utility room with wine cellar, double bedroom with 'Jack and Jill' style ensuite which is also accessed from the hall and a home office / fifth bedroom to the front has a lovely outlook over the front garden through two sash windows.

Upstairs, there are three further double bedrooms including the very generous main bedroom which spans the width of the house and two of which are ensuite. An additional shower room is located off the landing and a study on the top floor return completes the accommodation.

A notable feature of the property is the lovely mature, walled and beautifully landscaped back garden (19m x 14m), which enjoys a selection of mature trees, plants and shrubs with a circular lawn in the centre (Bronze 'Teddy Bear' sculpture specifically excluded from the sale). To the front is a railed and hedged garden providing generous off-street parking for 4/5 cars behind electronic gates and a wide gated side entrance.

The property enjoys one of Dublin's most convenient locations with an extensive range of amenities within walking distance. Just some of these amenities include the excellent selection of restaurants, cafes, boutiques, gastro pubs and speciality shops on Leeson Street, Baggot Street and Donnybrook. Also within walking distance are numerous recreational facilities including the 34 acres of Herbert Park, Fitzwilliam Tennis Club, the Aviva Stadium and St. Stephen's Green. Many of the city's corporate headquarters are also close by, as is the South Docklands IT Hub.

ACCOMMODATION

Entrance Hall: stunning entrance hall with fanlight, ornate feature domed ceiling detail and cornice, centre rose, oak timber floor and cloaks cupboard. Double doors to:

Inner Hall: with original arch, ceiling cornice and oak timber floor. Rear hall with oak timber floor and display shelving.

Guest WC: with wc, wash hand basin and window to the side.

Drawing Room: beautifully proportioned reception room with two sash windows, original shutters, timber floor, intricate ceiling cornice, sandstone fireplace with gas fire and folding doors to:

Dining Room: beautifully proportioned reception room with sash window, original shutters, timber floor, intricate ceiling cornice and marble fireplace.

Kitchen / Breakfast Room: with a range of modern wall and floor units, 5 ring gas hob, extractor fan, Miele integrated dishwasher, Bosch double oven, integrated microwave, integrated fridge/freezer and recessed lights. Sash window overlooking the garden and stained glass window to the side.

HALL FLOOR RETURN

Pantry: with open wall and floor units and door to granite steps leading to the garden.

FIRST FLOOR RETURN

Landing: bright landing with arched top sash window overlooking the garden and ceiling cornice.

Bedroom 3: bright double bedroom with sash window, original shutters and attractive built-in wardrobes.

Ensuite: with tiled shower cubicle, wc and wash hand basin.

FIRST FLOOR

Landing: with ceiling cornice.

Bedroom Lobby: with recessed lights, built-in wardrobes and access to attic storage.

Main Bedroom: spanning the full width of the house with two sash windows, original shutters, ceiling cornice, recessed lights and alcove shelving and cupboards.

Ensuite Bathroom: well-appointed with bath, telephone shower, wc, bidet, wash hand basin, marble tiling and illuminated wall mirrors. Electric Velux.

Bedroom 2: double room overlooking the back garden with sash window, original shutters and ceiling cornice.

Shower Room: with attractive wall and floor tiles, wc, wash hand basin, step in shower with rainwater shower head, hotpress, recessed lights and Velux roof light.

TOP FLOOR RETURN

Study: with ceiling coving and built-in storage.

GARDEN LEVEL

Hall: spacious L shaped hall with glazed door to the side, understairs storage and broom closet.

Kitchen / Utility Room: with fitted units, electric hob and oven, plumbed for washing machine and dryer and door to:

Wine Cellar: with wine storage.

Bedroom 4: with built-in sliderobes, window overlooking garden and door to:

Jack & Jill Bathroom: with wc, wash hand basin set into tiled vanity, bath and door to the hallway.

Living Room: with oak timber floor, olde world solid fuel stove, built-in shelving and door to garden.

Home Office / Bedroom 5: with fitted shelving and two windows overlooking the front garden.





FLOOR PLANS





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