

AUCTION TUESDAY 12TH MAY 2015 AT 3.00PM
AT THE CONRAD HOTEL, EARLSFORT TERRACE, DUBLIN 2

31 LEESON PARK AVENUE, DUBLIN 6.

Spacious five bedroom two storey over basement period house on one of the most prestigious residential addresses in the south City area



Norths
PROPERTY
SINCE 1829

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LOCATION:

North's Property are delighted to bring No 31 Leeson Park Avenue to the market. Just off Appian Way, Leeson Park Avenue is a quiet cul-de-sac of Victorian houses located on the borders of Ranelagh, Ballsbridge and Donnybrook Villages.



Offering all the essential elements for city living and has long been regarded as one of the most prestigious addresses in the area. Leeson Park Avenue is ideally positioned being within a short stroll of the fashionable shops, bars and restaurants of Ranelagh Village and the speciality shops at Dunville Avenue. Its unparalleled location affords the purchaser ease of access to the city centre either by foot or by Luas which provides swift access outward to Dundrum Town Centre. Many

schools including Gonzaga College, Sandford Park, Muckross College, Alexandra College, St Conleths College, Ranelagh Multi-denominational, Belmont, St. John Scottus, Gaelscoil Lios Na nÓg, and Sandford National are within a short distance. The property is also close via public transport to UCD, Trinity College and DIT Grangegorman. Fitzwilliam Tennis Club, Aviva Stadium & the R.D.S are all situated close by.

DESCRIPTION:

Beyond the façade lies a wealth of accommodation which extends to approximately c. 2,370sq.ft with features such as ceiling coving, panel doors, double glazed sash windows with restored shutters and functional period fireplaces.

On crossing the threshold of this beautiful and well-presented home, one immediately can sense the pleasant ambience that permeates throughout. The present owner has adapted the layout to suit her own needs as a spacious five bedroom home with a stunning double-drawing room spanning the full length of the ground floor.

To the front, there is a neat railed garden and to the rear, a private and secluded town garden. There are attractive paving and flower beds providing a wealth of colour throughout the seasons.



ACCOMMODATION:

GROUND FLOOR:

Double Drawing Room: 3.83m x 7.99m

Study: 3.55m x 3.95m

Bed 4: 2.49m x 3.74m

En Suite: 1.67m x 1.809m

Luggage Storage area

FIRST FLOOR:

Bathroom on Top Return: 1.8m x 1.57m

Bed 1: 4.7m x 3.09m

Bed 2: 2.43 x 3.26m

Bed 3: 3.86m x 3.92m

Bathroom on F. Fl. Return: (3.55m x 3.01m) + (0.76m x 1.6m)

Ample Storage

Amenities: Gas Fired Central Heating, Alarm

TOTAL FLOOR AREA: 220.09 Sq. m. (2,369.029 Sq.Ft.)

LOWER GROUND FLOOR:

Porch: 1.87m x 1.55m

Cellar/Wine Store: 1.15m x 1.86m

Dining Room: 5.48m x 3.98m

Kitchen: 4.76m x 3.83m

Utility Room: 2.94m x 4.29m

(Floor to Ceiling Height 1.92m)

Bed 5: 2.47m x 4.3m

Bathroom: 1.45m x 2.09m

Ample Storage

GARDEN:

Storage Shed: 1.16m x 4.31m





AMV: €1,000,000.00

BER DETAILS: BER E1

NEGOTIATORS: James Stephenson, MRICS, MSCSI (+353 1) 433 2202 james.stephenson@norths.ie
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VIEWING: Saturdays 2:30pm – 3.30pm, or by special appointment

SOLICITOR: Stephenson Solicitors, 55 Carysfort Avenue, Blackrock, Co. Dublin

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