



SAN MICHELE

4 Wellington Place, Dublin 4, D04 P2K1



THE PROPERTY

San Michele is an impressive detached four-bedroom family home constructed in 1987 and meticulously maintained by its present owners and boasts a very contemporary interior throughout. San Michele which is well set back off Wellington Place is positioned in an exceptionally convenient location in the heart of Ballsbridge. The property offers well-proportioned accommodation over two levels and extends to approx. 141 sq.m. (1517 sq.ft). It is further enhanced by private off-street car parking behind secure gates for 3 cars comfortably as well as a private southerly facing rear garden with exposed granite walls, ideal for 'al fresco' dining. This is a unique opportunity to acquire a family home which is located on this prestigious tree lined road midway between the junction of Wellington Road and Upper Lesson Street, a highly desirable residential address.

The simplicity of the internal layout creates versatile accommodation which has been achieved by clever design where reception areas include the large living room with an expansive dining area all with access to the south facing rear garden, and which work together for both entertaining purposes and everyday living.

The accommodation comprises bright and well-appointed entrance hall, guest wc, a timber 'art deco' style kitchen breakfast room situated to the front of the property, and leads to the dining room. There is a separate utility room located off the kitchen which has access to the outside side passage. The well-appointed living room with feature fireplace, also enjoys direct access out to the southerly facing rear garden which benefits from afternoon sunshine and creating a quiet and peaceful oasis in the heart of Dublin 4.

At first floor level there are three good sized double bedrooms with the master bedroom benefiting from ample fitted wardrobes and a large en suite bathroom. There is a smaller fourth bedroom which can also be laid out and used as a study with access to the attic. A good-sized family bathroom and hot press complete the accommodation at this level.

San Michele is a truly delightful family home on one of Dublin's most central and finest location and offers the new discerning purchaser the potential to extend the property subject to the necessary planning permission should they wish.





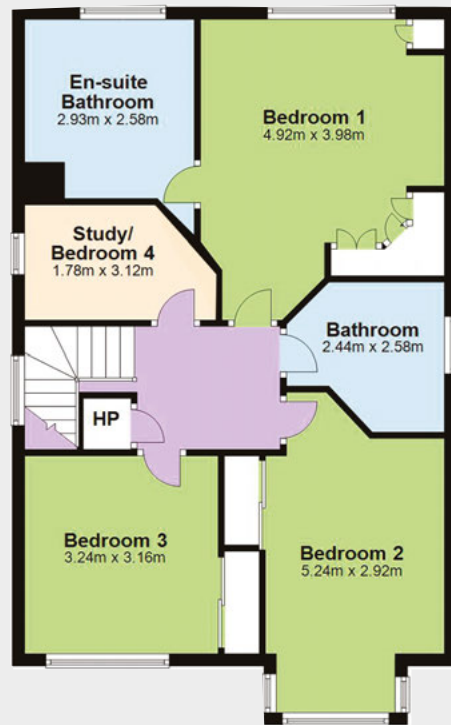
LOCATION

San Michele is situated between the top of Wellington Road and Upper Leeson Street, a short distance from the junction of Clyde Road and Wellington Road and within a pleasant stroll of both the villages of Ballsbridge and Donnybrook, which offer a host of local amenities including cafes, eateries, bespoke boutiques, restaurants and bars. Herbert Park and its 32 acres of parkland is readily accessible as is the DART at Lansdowne Road ensuring quick and easy access to the coastal suburbs and the LUAS Green line at St. Stephen Green is just a 15-minute walk and which offers quick and easy access to Dundrum Town Centre. Other nearby places of note are Trinity College, the Royal College of Surgeons and University College Dublin. There is an extensive range of amenities to enjoy including 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. There are also excellent local transport links which include the excellent bus routes including the popular, 46A, the Air Coach stop in Ballsbridge and Upper Lesson Street which provides a direct link to Dublin International Airport.

Many of south Dublin's top schools are within 2 km of San Michele which include St Conleth's, Alexandra College, St Michaels, Sandford Park School, Gonzaga, C.U.S., Muckross Park and Teresians to name but a few.



FLOOR PLANS



FEATURES

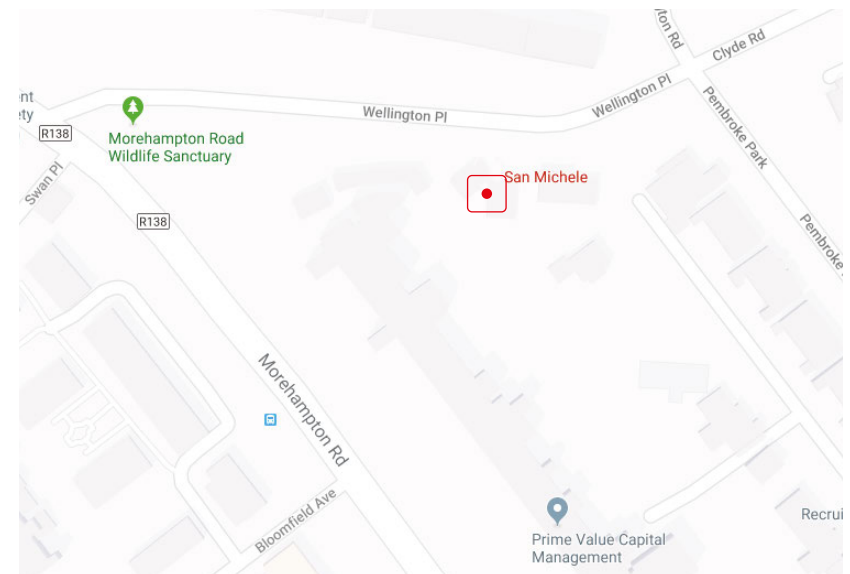
- Superb residential location on tree lined Wellington Place
- 4-bedroom detached property built c 1987
- 2 Reception rooms, separate kitchen breakfast room
- Extending to approx 141 sq.m / 1,517 sq.ft
- Well-proportioned and well presented accommodation throughout
- Private parking for 3 cars behind secure gates with separate pedestrian access
- A private south facing rear garden
- Gas Fired Central Heating
- Timber double glazed windows
- Excellent transport links
- Walking distance of Dublin Docklands, Dublin City's Central Business District and St. Stephens Green & LUAS



DIRECTIONS

Travelling from Ballsbridge, take a left onto Clyde Road, Continue through the junction at Wellington Road. The property is situated on your left-hand side denoted by a Colliers sign board.

Travelling from the city centre along Leeson Street Upper take the left-hand turn at the junction of Lesson Street Upper and Morehampton Road. The property is located on your right-hand side.



BER

BER D1

BER No. 112686571

VIEWING

Strictly by prior appointment

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