



ST. CATHERINE'S

87 Ailesbury Road, Ballsbridge, Dublin 4

BER EXEMPT



exclusive affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ST. CATHERINE'S, 87 AILESBUARY ROAD, BALLSBRIDGE, DUBLIN 4



ST. CATHERINE'S, 87 AILESBUARY ROAD COMPRISES A MAGNIFICENT PERIOD RESIDENCE, PROVIDING 448 SQ. M. / 4,820 SQ. FT. (APPROX.) OF WONDERFULLY ELEGANT ACCOMMODATION ON THE SOUTH SIDE OF, WHAT IS WIDELY REGARDED AS ONE OF CITY'S PREMIER RESIDENTIAL ROADS.

448 sq. m. / 4,820 sq. ft. (approx.)

For Sale by Private Treaty

BER Exempt



DESCRIPTION

St. Catherine's, provides elegant, light filled and flexible accommodation, which has retained its numerous attractive period features and has the added bonus of an unusually wide side passage with access to the original garage. This provides additional secure car parking, and the potential for additional accommodation (subject to planning permission)

Situated on the sunny side of Ailesbury Road, close to Donnybrook Church, the property benefits from an exceptionally convenient and desirable location. The vast majority of Dublin's premier amenities are within comfortable walking distance, including the excellent specialty shops, restaurants and hotels of Ballsbridge and Donnybrook. Also within easy reach are numerous sports clubs, including Leinster Rugby headquarters in the R.D.S., Old Belvedere and Wanderers R.F.C.s, Merrion Cricket Club, David Lloyd Riverview and Elm Park Golf Club.

Many of the city's premier primary and secondary schools are also close by such as St. Michael's College, which is located on Ailesbury Road itself, The Teresians, Mount Anville, Muckross Park, Gonzaga College, Blackrock College and St. Andrew's College. Primary schools include St. Mary's Belmont Ave., Lakelands, Star of the Sea and Shellybanks Educate Together in Sandymount. N.B. school admission policies are subject to change and should be verified.

Just some of the properties numerous features include;

Entrance Level:

- Magnificent entrance hallway
- Elegant interconnecting drawing room and dining room, with matching white marble mantelpieces and ornate ceiling cornice work.
- Study with access to
- Living Room with marble mantelpiece & floor to ceiling windows

Garden Level:

- Large, fully-fitted kitchen/breakfast/living room with direct access to the back garden

- Sitting room
- Bedroom 6 with Bathroom ensuite
- Bathroom

First Floor Return:

- Bedroom 3 with separate Guest W.C.

First Floor:

- Elegant main bedroom with twin windows to front and shower room ensuite
- Bedroom 2 (double at rear)
- Bedroom 4 (to front)

Top Return:

- Bedroom 5 and shower room

Outside:

- Lovely mature and very well maintained gardens to front and rear.
- Front garden providing generous off-street parking
- Unusually wide side passage, providing scope for additional accommodation (subject to P.P.)
- Sunny back garden with patio and direct access from the Garden Level.

ACCOMMODATION

ENTRANCE LEVEL

Attractive railed granite steps lead to

pillared arched Entrance Porch: with original tiled floor

Double timber doors to

Magnificent L-shaped Hallway: with recessed alcove, gracious ornate ceiling and arch to inner hall, with stained glass window and impressive feature staircase

Drawing Room: with feature ornate ceiling, twin

windows , white marble mantelpiece and sliding doors.

Dining Room: with matching ornate ceiling, white marble mantelpiece, serving hatch and twin windows overlooking the back garden

FIRST FLOOR RETURN

Bedroom 3: with fitted shelving

Guest W.C.: with wash hand basin fully tiled walls

FIRST FLOOR

landing with twin stained glass windows

Main Bedroom: (front double) with twin windows overlooking front, wall to wall built in wardrobes, and

Shower Room Ensuite: generous sized, with double walk in shower, wash hand basin set in vanity unit with marble top, twin medicine cabinets, w.c., storage press and tiled floor

Bedroom 4: double to front

Bedroom 2: double at rear, with built in wardrobes, wash hand basin set in vanity unit

TOP RETURN

Bedroom 5: with fitted shelving, built in wardrobes

Shower Room: with double step in shower, wash hand basin, w.c., fully tiled walls

GARDEN LEVEL

Pedestrian side door to outer hallway with tiled floor and cloaks cupboard

SPACIOUS INNER HALLWAY

Shower Room: with w.c., wash hand basin and step in shower

Bedroom 6: double to front, with built in wardrobes, original cast iron fireplace

Bathroom Ensuite: with wash hand basin set in vanity unit, bath, shower and w.c.

Sitting Room: with marble mantelpiece and fitted presses.

Kitchen/Breakfast: fitted with an excellent range of painted timber wall and floor units, marble worktop, large matching island, cream 4 oven AGA, gas hob, dishwasher etc. open plan to

Living Room: with marble mantelpiece and glazed patio doors providing direct access to sun-drenched patio and rear garden.

OUTSIDE

An outstanding feature of the property are the large, mature and very well-maintained gardens. The front garden is laid out with a large gravelled area providing generous parking for 4/5 cars behind electronic security gates, in addition to a front lawn and mature flower beds. Double timber gates and a pedestrian door lead to an unusually wide side entrance providing secure parking and excellent scope for additional accommodation, subject to P.P.

Also located to the side of the house is a large garden shed, which was originally a garage. The back garden enjoys a lovely sunny Southerly orientation and a high degree of privacy, has been planted and maintained with great attention to detail and is a very good size being 125 ft (approx.) in length.





FLOOR PLANS





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