



95 Leinster Road
Rathmines, Dublin 6

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INTERNATIONAL REALTY



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Features

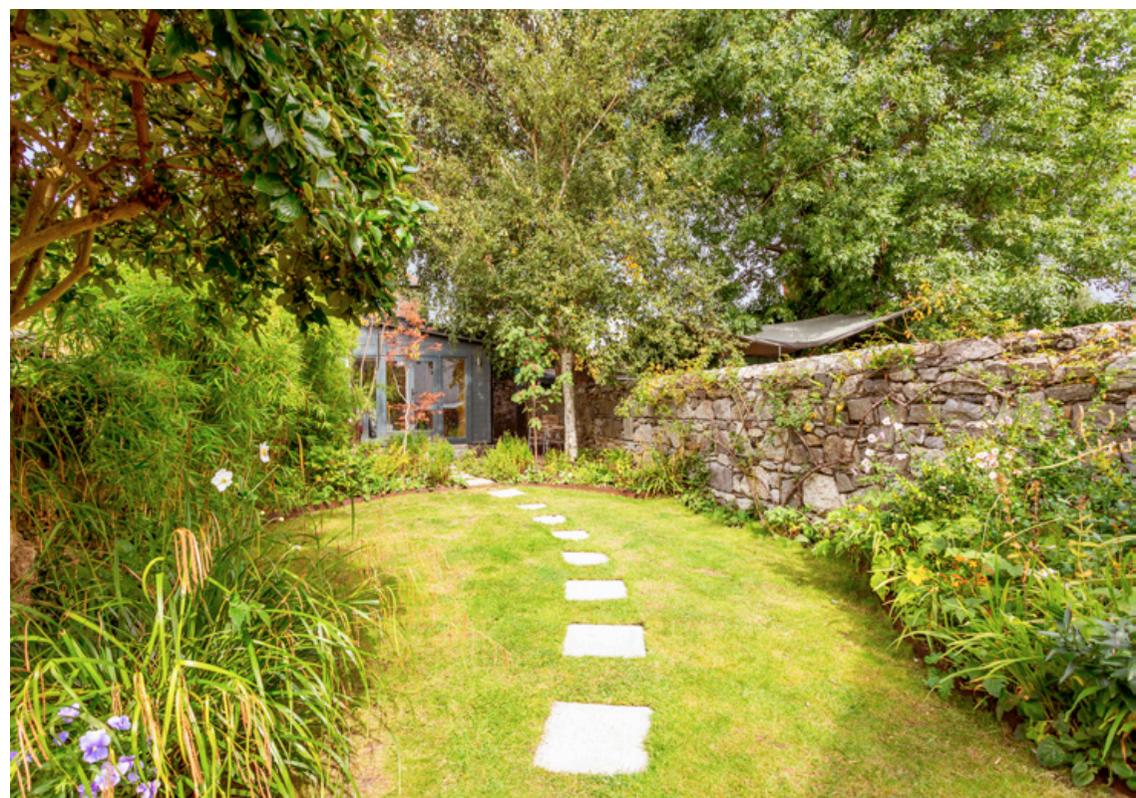
- Superb Victorian period home with rear vehicular access.
- Convenient near city location and within only a short walk to Rathmines, Harolds Cross, Rathgar Villages and Dublin City Centre.
- Surrounded by excellent schools and leisure amenities.
- Superb selection of transport facilities within proximity including Bus and Luas.
- Gas fired central heating system.
- Many attractive period features of the era intact.
- Low maintenance rear garden of approximately 25m/80ft length.
- BER rating exempt – protected structure.
- Fitted carpets, curtains and kitchen appliances included in the sale.
- Floor Area of approximately 204 sqm (2,196 sqft).
- Home Office/Workshop to rear of approximate 26 sqm (269 sqft).

A very fine Victorian family home on a highly sought after and desirable location on Leinster Road, featuring exceptionally well-proportioned accommodation of approximately 204 sqm (2196 sq ft). This renovated family home offers a superb location with generous accommodation throughout, whilst retaining many key period features such as high ceilings, ornate cornice work and magnificent centre roses and staircase.

Approached by a pebble path, the front garden is framed with carefully maintained copper beech hedging along a cast iron railing, providing privacy and showcasing an abundance of mature planting. An inviting and bright entrance hall with impressive ceiling height and cornice work leads to two wonderfully proportioned interconnecting reception rooms, the drawing room and dining room, providing a superb living space. An inner hall gives access to a downstairs shower / wc and separate utility room. The high-quality kitchen to the rear is equipped with large picture windows perfectly positioned to frame the garden beyond. The large sliding door provides direct access to a paved area which allows for the room to be flooded with natural westerly afternoon light. The kitchen is equipped with fantastic storage in both vertical cupboards and deep pull-out drawers. A focal point of the kitchen is the centre island unit with a Britannia 6 ring range cooker and stainless-steel sink unit fitted into the marble top with pop up electrical sockets. At the first level of the wide staircase, the ground floor return features two bedrooms both with sash windows, and a family bathroom. The bathroom offers ample storage complete with bath and pumped Grohe Shower and a large recessed fitted mirror. Both this bathroom and the downstairs wc feature underfloor heating. The first-floor features two generous and well-maintained bedrooms. Spanning the width of the house, the impressive master bedroom features a marble fireplace with free standing wardrobe and two large sash windows offering views of Leinster Road and Mount Harold Terrace. A spacious double bedroom to the rear, with sash window, fireplace and fitted wardrobes completes the upper floor accommodation. A noteworthy feature of this exceptional home is the rear garden of approximately 25m (80ft) length, accessed via the house from the kitchen. Featuring a kitchen level area laid in patio slabs, with an inviting gravel sitting area and planted with an abundance of mature shrubbery and flowers, the rear of the property also includes highly desirable vehicular gated access, including a paved area generous enough to accommodate off street parking. A free-standing workshop/home office is accessed to the front and side by double French doors, and is fitted with its own MCB board, electrical supply for lighting, ethernet internet access and floor-to-ceiling storage cupboards. This offers the potential buyer many uses such as a home office, gym, den, workshop and more.

Number 95 is situated in a prime location of enviable convenience. Just 2 km from the city centre and within minutes walking distance of Rathmines Town Centre which has an array of shops, restaurants, cafes and gourmet food stores. The cafés, shops and conveniences of Harold's Cross, as well as the picturesque Harold's Cross Park are also less than 5 minutes walk. The property has access to superb public transport including numerous prime bus routes, namely the 16, 16c, 16d and 49. Moreover, a range of outstanding schools are within the area including Louis Convent, Alexandra College, St. Mary's College Rathmines, The High School, Kildare Place, Scoil Bhríde, Scoil Mologa, and Stratford College. A host of excellent recreational and leisure facilities are also in close proximity, including Stratford Tennis Club, Kenilworth Bowling Club, Leinster Cricket Club, Milltown Golf Club and a selection of Fitness and leisure clubs.





Accommodation

Entrance Hall 1.5m x 12.1m (4'11" x 39'8") with ceiling coving, centre rose, light switches, vertical radiator and inner arch.

Reception Room 4.3m x 4.5m (14'1" x 14'9") with ceiling rose, impressive ceiling height, marble fireplace surround, cast iron insert and wood burning stove, sash window to the front with shutters.

Reception Room 3.8m x 5.2m (12'6" x 17'1") with ceiling coving, centre rose, large solid fuel stove, sash window with shutters.

Lower Floor

WC/Guest Shower Room 0.7m x 2.7m (2'4" x 8'10") with underfloor heating, tiled floor, part tiled walls, pumped Grohe Shower, sink with mirror above and Grohe w.c. fittings and marble shelf.

Utility Room 2.3m x 1.5m (7'7" x 4'11") with tiled floor, plumbed for washing machine and dryer, fitted shelf, Viessmann gas boiler and controls.

Kitchen/Dining Area 3.3m x 7.3m (10'10" x 23'11") with spotlights, large sliding door, two large picture windows. Large

centre island unit with inserted Britannia six ring gas range style stove with double oven. Excellent range of drawers, pop up electric sockets, stainless steel sink with swan neck tap. Built-in pantry style cupboards and a free standing Liebherr fridge with separate freezer.

Ground Floor Return 1.8m x 7.3m (5'11" x 23'11") with sky light, inner arch, coving, chandelier with centre rose, vertical window and vertical radiator.

Bathroom 1.7m x 3.3m (5'7" x 10'10") underfloor heating, tiled floor, part tiled walls, Grohe w.c. and fixtures, Catalano sink with tap, recessed mirror, storage above and below, bath with plumbed Grohe shower system, bath screen, extractor fan and window to side.

Bedroom 4 3.3m x 4.3m (10'10" x 14'1") access hatch to attic space, sash style, opaque glass window, shelving.

Bedroom 3 2.3m x 3.2m (7'7" x 10'6") with sash, opaque glass window to the side.

First Floor

Master Bedroom / Bedroom 1 6m x 4.6 (19'8" x 4.6) spans the width of the front of the house, most impressive room with two

large picture sash windows, shutters, ceiling coving, centre rose, marble fireplace with cast iron insert.

Bedroom 2 4.2m x 5.2m (13'9" x 17'1") with large sash window to the rear and original shutters, fireplace.

Garden Paved path leads out to the rear garden, pebbled area with sail shade above the al fresco dining area. Granite steps up to the rear landscaped garden, bamboo planting, shrubbery and lighting. A pebble path leads directly to the workshop and gated vehicular car parking. There is also a shed to the rear for storage.

Shed / Workshop 3.7m x 6.9m (12'2" x 22'8") in use as a workshop. It has a wood frame, fitted with floor to ceiling storage, double doors and windows to the front. It also has double doors and windows to the rear.

BER Information

Exempt.

Eircode

D06 F4A9



Outside

The front of the home is approached to the front by a pebble path that leads to the front door. The is framed by an iron rail planted with hedging. Featuring a grass lawn and manicured planting. The rear garden extends to approximately 25 m (80ft) to the rear boundary wall. Paved and pebbled with raised lawn garden and sheltered patio/outdoor dining area, this benefits from a westerly aspect which is perfect for enjoying the evening sunshine.



OFFICES

29 Dunville Avenue,
Ranelagh, Dublin 6, D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

55 South Mall,
Cork, T12 RR44
T: 021 427 8500



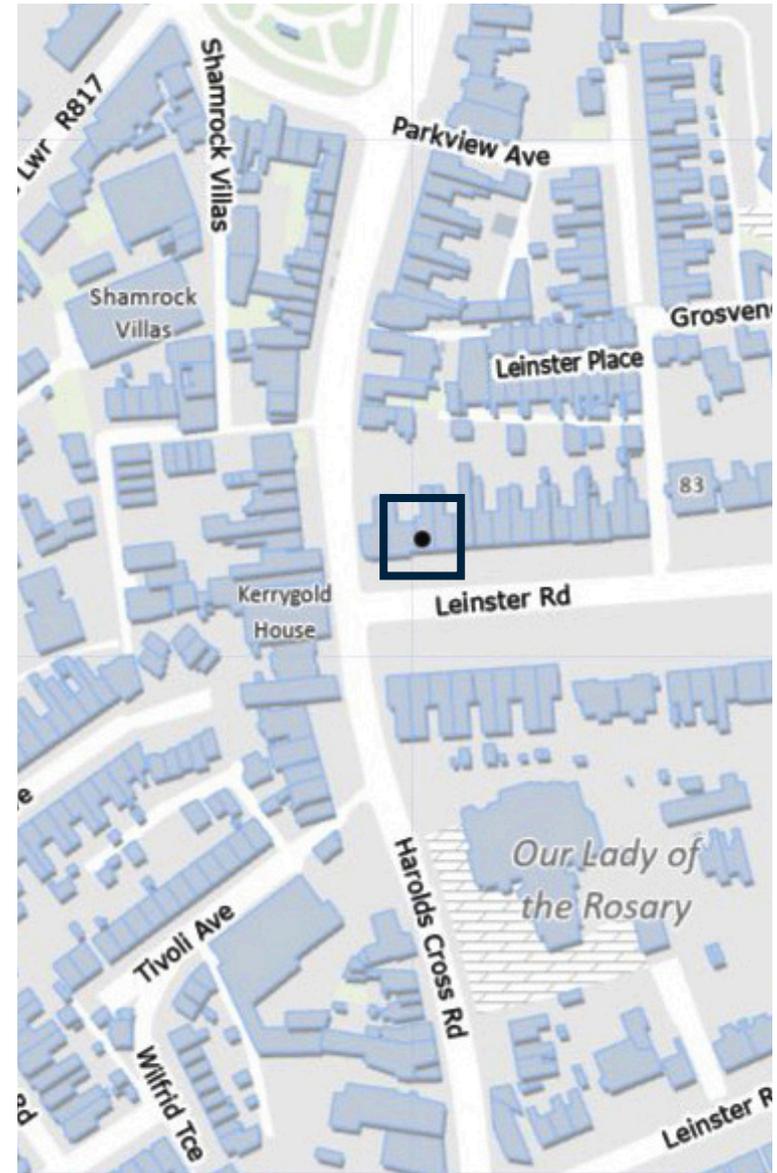
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FLOOR PLANS Not to scale - for identification purpose only.



Ground Floor

First Floor



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