

93 Waterloo Lane

Ballsbridge, Dublin 4

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93 Waterloo Lane, Ballsbridge, Dublin 4

Completely refurnished and presented to the highest standard throughout, 93 Waterloo Lane is a beautiful three-bedroom mews property superbly located on this much sought after lane in Dublin 4.

The accommodation, which extends to approximately 110sqm (1,185 sq.ft), comprises at ground floor level a modern open plan living space with bright, welcoming hallway with guest w.c which in turn leads through to a modern open plan kitchen / living / dining room with sliding doors out to the rear. The bespoke kitchen has a range of high-end units and appliances, and there is a separate utility off. There is wonderful natural light throughout.

At first floor level there are two bedrooms. The bedroom to the front has an ensuite shower room and excellent windows to the front of the property and the bedroom to the rear is a spacious double room overlooking the rear. A well appointed family bathroom completes the accommodation at this level. On the top floor there is an excellent suite with spacious double bedroom, separate walk-in wardrobe and an attractive bathroom.

The property has been wonderfully refurbished and presented throughout. To the rear there is an easily maintained garden with a home / office gym. There is side access and parking for a car within the gated front driveway.

The location of the property is second to none, in the heart of Dublin 4 but tucked away off a quiet lane within easy reach of all surrounding amenities. The local shops, cafes and restaurants, the Grand Canal, Leeson St and Baggot St are only a short walk away, while St Stephen's Green, Merrion Square, Donnybrook, Ranelagh and Ballsbridge are all within an easy walk of the property. Dublin city centre is also within walking distance. Public transport options include the DART at Grand Canal Dock, buses along Baggot street and Leeson Street, and the Aircoach to/ from Dublin Airport.

Features

- Beautiful, modern mews property extending to approx. 110 sqm (1,185 sq.ft)
- Finished to the highest standard with quality fixtures & fittings throughout
- Wonderful natural light as the property benefits from a southerly orientation
- Three spacious double bedrooms and four bathrooms
- Easily maintained garden with side access
- Driveway with off-street parking
- Gas fired central heating
- Superb location in the heart of Dublin 4






BOSCH



Accommodation

Entrance Hall: 1.7m x 5.2 m (5'7" x 17'1") Wonderful bright entrance hallway with timber flooring, and attractive staircase leading up to first level. Guest w.c is located off the hall.

WC: With wc, whb and window out to the side.

Open Plan Kitchen/Living/Dining Room: 2.7m x 4.4m (13'5" x 34'1") Attractive, modern living space to the rear of the property.

Room: The modern bespoke kitchen offers a range of storage and comprises a Bora hob and extractor fan, integrated microwave, oven, Villeroy and Boch sink unit. The room is spacious and bright with sliding doors to the rear and two skylights.

Utility Room: 1.6m x 1.9 (5'3" x 1.9) Located off the kitchen with provision for washing machine and dryer, gas boiler.

First Floor

Bedroom 1: 2.8m x 4.6m (9'2" x 15'1") Located to the right of the landing with sliderobes and two large windows overlooking the front.

Ensuite Shower Room: Featuring tiled walls and floors, beautiful sink unit, wc, power shower and radiator.

Bedroom 2: 4.2m x 3.3m (13'9" x 10'10") To the rear with wood flooring, double sliderobes and large windows overlooking the rear garden.

Family Bathroom: Featuring tiled floors and walls, freestanding bath, wc, whb, electric towel rail and storage.

Second Floor

Principal Suite: 4.2m x 3.8m (13'9" x 12'6") Comprising double bedroom, separate walk-in wardrobe and bathroom, door from bedroom to a Juliette balcony

Walk-In Wardrobe: 2.3m x 2.6m (7'7" x 8'6") With Crittall doors with an excellent range of wardrobes.

Bathroom: Tiled floor and walls, shower, sink, wc and window to side.



BER Information

BER: A3
BER No.: 107811705
EPI: 74.36 kWh/m²/yr

Eircode

D04 C4A3



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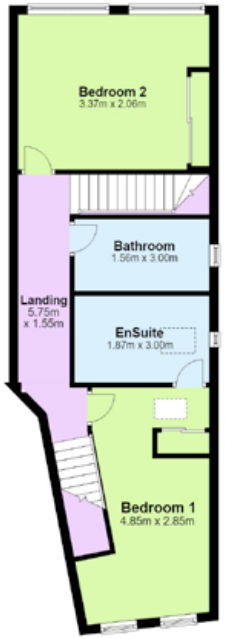
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FLOOR PLANS Not to scale - for identification purpose only.

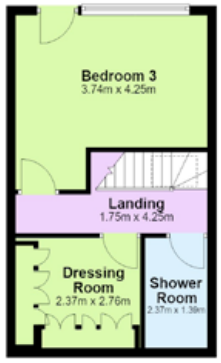
Ground Floor

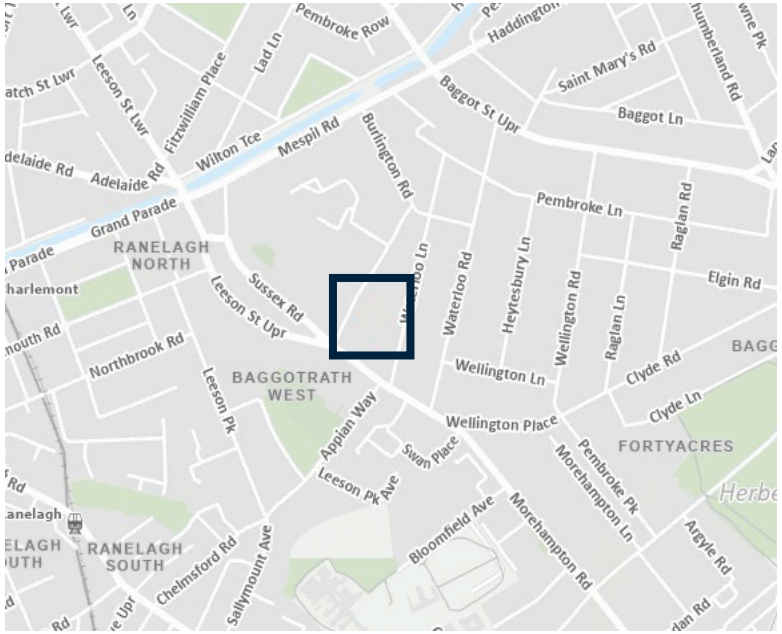


First Floor



Second Floor





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