



NUMBER SIXTY FOUR

Palmerston Road, Dublin 6.



A stunning Victorian Residence

Very impressive, semi-detached red brick bay windowed Victorian Residence with four reception rooms and five bedrooms. This stunning family home extends to 302 sqm/ 3,250 sq.ft and is superbly located on this iconic road, convenient to a multitude of amenities. It is well presented having been extensively refurbished in recent years. It has numerous special features in both the house and the gardens with ample off street car parking.





Garden Level

At the garden level there is a hallway, family room, tv room/dining room, very large kitchen which has been modernised to an exceptional standard, also on this level there is a wine cellar, utility room and cloakroom with w.c and w.h.b.

The Kitchen/ breakfast room is a feature of this property with three sets of folding doors opening out to the rear garden. It has a newly fitted modern kitchen, stone counter tops and sink unit, stone tiled floor, integrated Miele ovens and fridge freezer.

The family room and tv room/dining room have stone mantel pieces, brass inset and coal effect gas fires.



Hall Floor

There is a spacious entrance hall with decorative cornicing leading to the large drawing room which interconnects with the dining room. Both rooms have Georgian style marble fireplaces with brass surround, decorative cornicing, and ornate centrepieces. On The hall floor return there is a double bedroom to the rear.

First Floor

On the first floor return there is a double bedroom. At first floor level there is the primary bedroom with ensuite off it. There are two other double bedrooms.





Second Floor

On the second floor return there is a large bathroom which has been recently modernised, fully tiled, with wc, bath and shower. Beside this room is an airing cupboard/hot press.

Outside

The rear garden was designed by the renowned international designer David Ryan and it is a wonderful space to admire and relax in, planned to be low in maintenance. It contains an abundance of mature shrubs and plants and has herbaceous gardens.



Location

Palmerston Road is widely regarded as one of the finest and most prestigious addresses in South Dublin. It oozes character and old-world charm causing its popularity with discerning home buyers.

The proximity of Palmerstown Road to Rathmines, Rathgar, Ranelagh and Terenure Villages brings it close to a fantastic selection of shops, restaurants, schools, colleges, sports and leisure facilities, transport options – with Luas stops nearby at Cowper and Milltown bringing St. Stephens Green and the city centre within fast reach, as well as Dundrum and further afield. There is a great choice of schools convenient including Alexandra College, Gonzaga, St. Mary's College, High School and High School and Sandyford Park. The USC Belfield Campus is within easy reach as is Trinity College.



Features

- ◇ Internal Size of c.302 sq.m / 3,250 sq.ft
- ◇ 5 Double Bedrooms
- ◇ Secure off street parking behind electric Gates
- ◇ Landscaped Gardens designed by International designer David Ryan
- ◇ Modernised Kitchens & Bathrooms
- ◇ Wine Cellar
- ◇ Feature Gas Fireplaces

Floor Plans

Gross Internal Area
Total: 302 sq.m / 3,250 sq.ft

Size and dimensions are approximate.
Actual may vary.

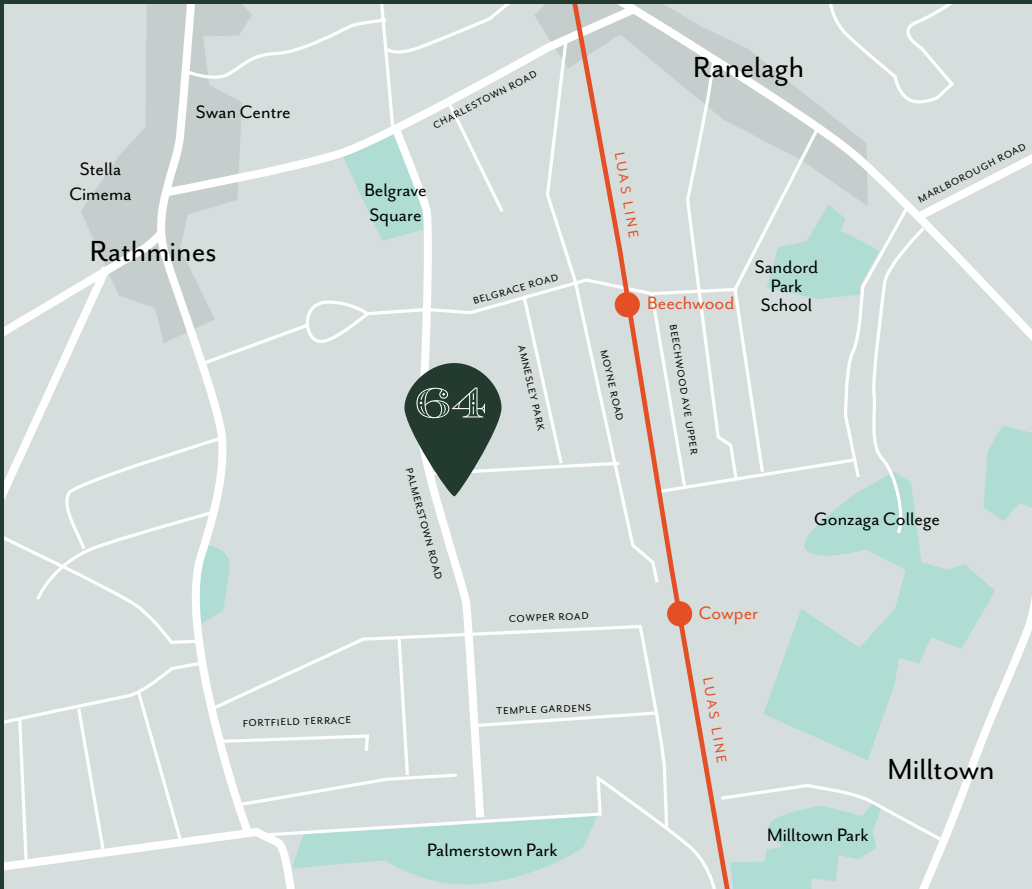


Hall Floor

Garden Level

First Floor

Second Floor



BER

Exempt

Sales Enquiries



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PSRA Licence No. 001651

Terms

For Sale by Private Treaty

Viewing

Strictly by appointment

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