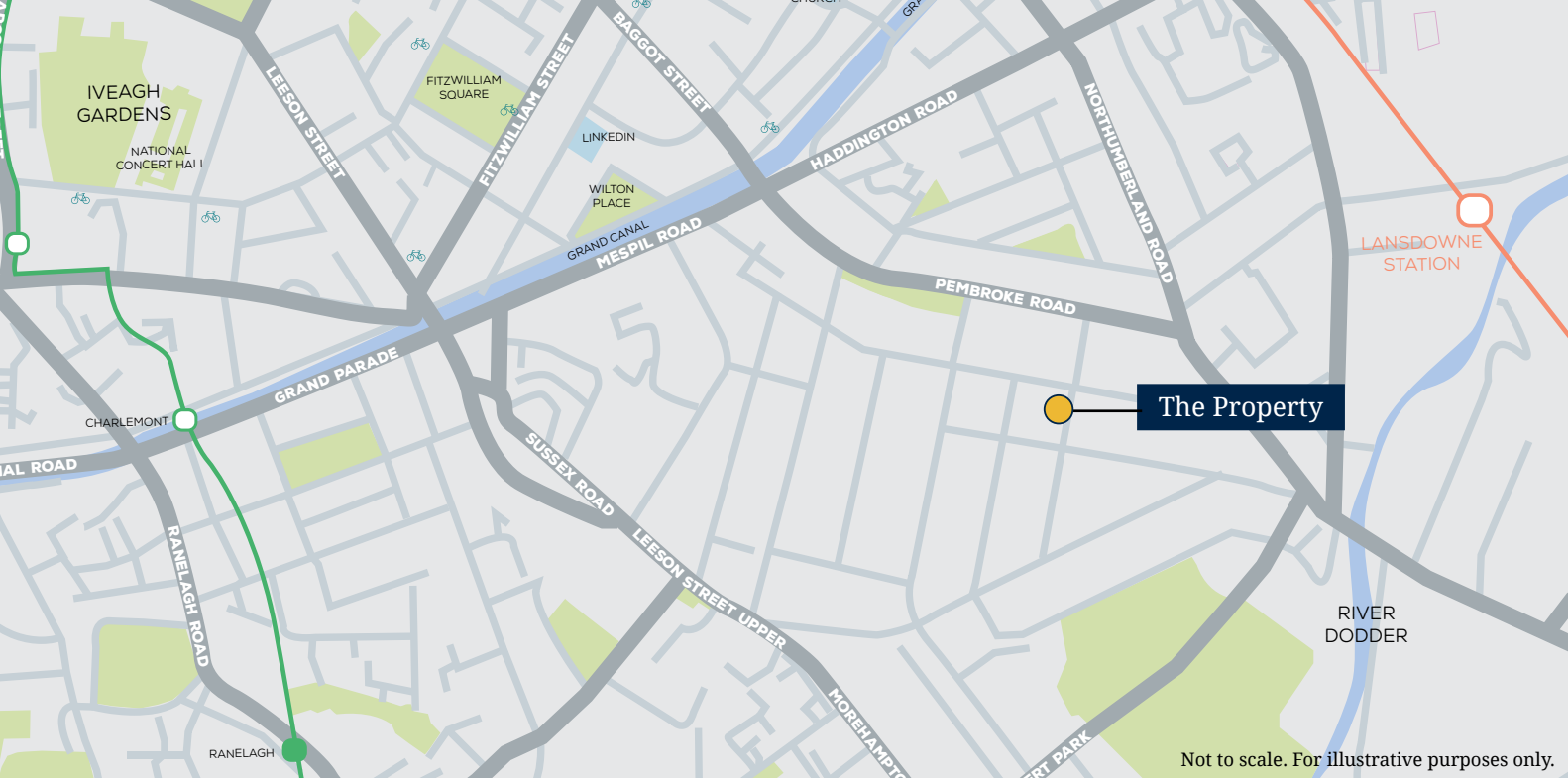


Sustainable Period Property in Dublin 4



Floor Layouts



BER
Exempt.

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These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA licence No: 002226.

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11 Raglan Road
Dublin 4

11 Raglan Road

Dublin 4

Description

McNally Handy is truly proud to present No.11 Raglan Road to the market a three storey over garden level period residence. This substantial family home is situated on one of the most renowned and prestigious area in Dublin 4 with an enviable position set back from the tree-lined Raglan Road. This sale presents an opportunity for the discerning buyer to live in this elegant light-filled refurbished family home with many period features to include ornate ceilings, fireplaces and mantels.

Location

Raglan Road is an attractive tree-lined road situated close to Baggot Street which has ample shops, bars and restaurants. The property is situated close to Aviva Stadium, numerous local hotels and the R.D.S.. The area is well serviced by public transport, UCD, TCD, Royal College of Surgeons and various primary and secondary schools and the Silicon Docks.

Features

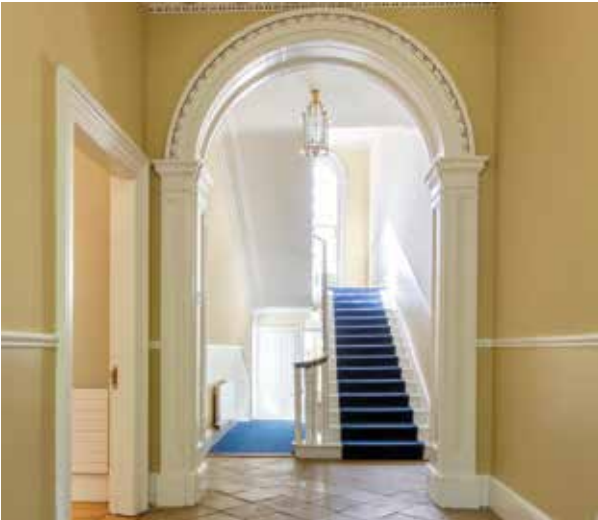
- Substantial period property of approximately 341.08 sq. m. (3,671.39 sq. ft.)
- Prestigious address in the heart of Dublin 4
- Original character, well preserved throughout
- Mature rear garden with westerly aspect

Price

Quoting €3,000,000.

Title

Freehold.



Accommodation

Garden Level	
Entrance Hall	
Bedroom 5	(4.5m x 4.5m) With fireplace and fitted wardrobes.
Bedroom 4	(6.0m x 4.6m) With cast-iron fireplace and French doors to rear garden.
Bathroom	(2.0m x 1.9m) Bath, WC, WHB and separate walk-in shower. Fully tiled.
Hall Floor Return	With double height feature arched window overlooking rear garden and door and steps leading down to the garden level.

Hall Floor	A flight of granite steps leads from the front garden up to the front door.
Entrance Hall	Spacious hallway with limestone tiled floor and ornate plasterwork.
Dining Room	(4.7m x 4.7m) With marble fire surround and slate hearth, ornate plasterwork and wooden floor. Original folding doors to:
Kitchen	(5.2m x 4.8m) Fitted units and granite worktops and a large island in the centre and integrated Siemens appliances. Ornate plasterwork and marble fire surround with cast-iron inset and slate hearth.
Utility Room with separate WC	(2.5m x 2.1m) With Belfast sink and plumbed for washing machine. Separate guest WC and WHB.

First Floor	
Drawing Room	(7.2m x 4.6m) With marble fire surround and slate hearth with fire, ornate plasterwork and wooden floor.
TV Room	(4.8m x 5.2m) With ornate plasterwork and marble fire surround with slate hearth. Wooden floor.
Bathroom	(2.4m x 2.4m) WC, WHB, bath with shower over, tiled walls and wooden floor.

Second Floor	
Bedroom 3	(3.5m x 2.9m) With built-in storage units and shelves.
Bedroom 2	(4.7m x 4.2m) With a cast-iron fireplace with stone surround. Built-in wardrobes.
Bedroom 1	(5.2m x 4.8m) With built-in wardrobe and a cast-iron fireplace with stone surround.

Second Floor Return	
Shower Room	(2.4m x 3.8m) Bath with shower WHB, WC, cast iron fireplace and wooden floor. Storage cupboard and hot press.