

owenreilly

FOR SALE BY PRIVATE TREATY



**19 VAVASOUR SQUARE,
SANDYMOUNT,
DUBLIN 4**



SUMMARY

A very special, wonderfully unique, period residence centrally located where Ballsbridge and Sandymount meet but with a country feel thanks to the generous, secluded gardens. Vavasour Square is a hugely sought after address with a beautiful walled square and a host of amenities on the doorstep. Ballsbridge, Sandymount, Grand Canal Dock and the city centre are all within easy walking distance. The spacious, light filled interior has generous rooms with high ceilings throughout and ornate Victorian plasterwork and is very flexible to adapt to any lifestyle. Situated at the end of a quiet cul de sac on a corner site, the splendid gardens are genuinely a surprise given the prime location. The front garden is mainly in lawn with mature shrubs and offer the potential of off street parking via an iron gate. The high stone walls offer total privacy. To rear the garden is equally secluded with a southerly aspect, lawn, patio area and a utility room. The accommodation briefly comprises entrance hall, exceptional living room, kitchen/dining room, family room, study, four bedrooms, master en-suite and a bathroom. Must be viewed to be appreciated.

LOCATION

Where James Joyce called home, Sandymount Village is rightly regarded as Dublin's most sought after address. Vavasour Square is a unique cul de sac setting next to the Aviva Stadium with a huge range of amenities on the doorstep. The neighbourhood abounds with tradition and style and is home to numerous excellent restaurants and bars, superb public transport links, and is within walking distance of Dublin city centre.

SPECIAL FEATURES

- Secluded gardens with southerly aspect
- Cul de sac setting
- Centrally located
- Close to DART station
- High ceilings throughout
- Large corner site
- Period features



ACCOMMODATION

Entrance Hall (3.83m x 1.80m)

Inviting entrance hallway with high ceilings (3.32m), timber flooring, cornicing, rose centrepiece and alarm system.

Living room (4.54m x 5.26m)

Impressive room featuring a cast iron fireplace with mahogany surround and a magnificent framed window with shutters which overlooks the front garden. Beautiful high ceiling and plasterwork. Timber flooring.

Kitchen/dining room (4.31m x 7.69m)

Country style kitchen, perfect for entertaining, featuring a tiled floor, timber kitchen units, solid work top, centre island with Franke sink and an Aga range. Fridge freezer, oven and dishwasher. Large dining area with high ceiling.

Family room (3.92m x 3.37m)

Adjacent to the kitchen with French doors to the rear garden and spotlighting.

Bathroom (2.66m x 2.06m)

Includes wall to wall tiling, shower cubicle, WHB, WC and spot lights.

Bedroom 1 (4.59m x 4.20m)

Double bedroom off the hall with a cast iron fireplace and timber floor. Sash window.

Bedroom 2 (2.57m x 4.15m)

Double bedroom with a sash window with shutters.

Bedroom 3 (3.67m x 3.52m)

Double bedroom with built in wardrobes.

Internal Corridor (6.79m x 0.97m)

With timber flooring.

Inner Hall (3.67m x 3.09m)

This hall provides two storage closets and a hot press.

Study (3.02m x 2.94m)

To rear. Could be an additional bedroom if required.

First floor

Master bedroom (3.73m x 5.60m)

Located on the upper floor, this is very spacious room with a skylight and fitted wardrobes.

En Suite (2.85m x 1.99m)

White three piece suite with floor to wall tiling.



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VIEWING

By appointment

NEGOTIATOR

Owen Reilly

FLOOR AREA

c. 198 Sq. M.

BER

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Everything we touch turns to...

ALL ENQUIRIES

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