



# 59 AILESBURY ROAD

Ballsbridge, Dublin 4



*exclusive affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



# 59 AILESBUARY ROAD, BALLSBRIDGE, DUBLIN 4



THIS IS AN EXCITING OPPORTUNITY TO ACQUIRE AN EXCEPTIONAL FAMILY RESIDENCE, WITH AN AMAZING 300FT (APPROX.) LONG BACK GARDEN, ON THE SOUTH SIDE OF AILESBUARY ROAD, WHICH IS WIDELY REGARDED AS ONE OF DUBLIN'S PREMIER RESIDENTIAL ROADS.

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*405 sq m / 4,350 sq ft (approx.)*

*For Sale by Private Treaty*

*BER B2 | BER No. 101053114 | EPI: 193.09 kWh/m<sup>2</sup>/yr*



## SPECIAL FEATURES

- Spacious hallway with open fireplace and pitched pin flooring
  - Elegant interconnecting drawing / dining room
- Stunning light-filled extension comprising kitchen / dining / living room
- Main bedroom suite – comprising double bedroom, walk-in dressing room and shower room ensuite
  - 5/6 bedrooms
  - Magnificent 300ft long (approx.) south-facing back garden
- Front garden with generous off-street parking behind electronic security gates

## DESCRIPTION

The property which comprises 405 sq m / 4,350 sq ft (approx.) of wonderfully elegant and light filled accommodation, is very tastefully appointed throughout, making it an exceptional family residence.

Situated on the sunny side of one of Dublin's most sought after and convenient roads, with an excellent selection of Dublin's premier amenities within comfortable walking distance, including the excellent speciality shops, restaurants and 5 star hotels in Ballsbridge and Donnybrook. Also within walking distance are the excellent recreational amenities of Herbert Park, numerous tennis, credit and rugby clubs, such as Donnybrook, Riverview and Fitzwilliam tennis clubs, Merrion, Pembroke Cricket Clubs, Wanderers, Old Belvedere & Bective and Old Wesley Rugby Clubs. The R.D.S. the home of Leinster Rugby and the Dublin Horse Show are close by, as is the AVIVA Stadium, our National rugby & football stadium at Lansdowne Road.

## ACCOMMODATION

### HALL LEVEL

Arched enclosed entrance porch with tiled floor and hall door to

**Gracious Entrance Hallway:** with pitched pine floor, original cast iron fireplace with coal effect gas fire, video intercom

**Guest W.C.:** with antique w.c., wash hand basin and tiled floor

**Drawing Room:** with deep bay window, large recess, marble mantelpiece with cast iron inset and folding doors to

**Dining Room:** with matching marble mantelpiece, cast iron inset with coal effect gas fire, 4 panel glazed folding doors to

**Home Office/Study Area:** with built-in desk and storage cabinet, with glazed banister and steps leading to

### MAGNIFICENT OPEN PLAN

**Kitchen/Breakfast/Living Room:** with tiled floor and numerous skylights, sliding patio door to large raised

patio area with steps to expansive lawn, boarded by box hedging and well stocked flower beds and granite paved path to gable granite wall, leading to very large rear garden.

**Kitchen Area:** comprises an excellent range of Qube grey high gloss Italian wall and floor presses with polished honed marble work top and large matching island with seating for 6. Included in the kitchen is a Neff oven, grill and plate warmer, Neff American style fridge, Whirlpool dishwasher, Neff halogen hob, open to

**Dining Area:** with large sliding glazed doors to extensive patio

**Living Area:** with raised hearth, matching marble top and excellent Qube storage, log effect, gas fire

Glazed double doors from the hall lead to inner hallway, with 3 excellent floor to wall storage presses and door to

**Utility:** with stainless steel sink, plumbing for washing machine, dryer and brooms closet

**Cloakroom:** understairs cloaks and door to

**Shower Room:** with tiled floor, double shower, w.c. and wash hand basin

Side door to side passage

## FIRST FLOOR

Spacious light-filled landing

**Main Bedroom:** (rear) with timber surround fireplace with mirror inset and blue tiled inset and patio doors to railed sun drenched balcony overlooking the back garden and door to

**Dressing Room:** with wall to wall mirrored built in wardrobes and tiled floor

**Shower Room Ensuite:** with large corner step-in shower, w.c. and twin wash hand basin set in vanity unit, heated towel rail, tiled floor and walls

**Bedroom 2:** (front double) with timber surround mantelpiece with mirror inset, deep bay window

**Family Bathroom:** with bath/shower, wash hand basin, Amtico floor

**Separate W.C.:** with tiled floor and wall panelling

## TOP FLOOR

**Bedroom 3:** (front single) with small bay window, varnished timber floor, angled pitched ceiling

**Bedroom 4:** (front double) with box bay to front, with door to railed balcony to front, cast iron fireplace varnished timber floor

**Shower Room:** with corner shower, tiled floor and walls, w.c., wash hand basin

**Bedroom 5/Study:** (rear single) small art deco fireplace and window to rear

**Bedroom 6:** (rear double) with bay window overlooking back garden, original Art Deco mantelpiece with tiled inset, varnished timber floor.

## OUTSIDE

An outstanding feature of the property is the south facing back garden, which extends to 300 ft (approx.) in length

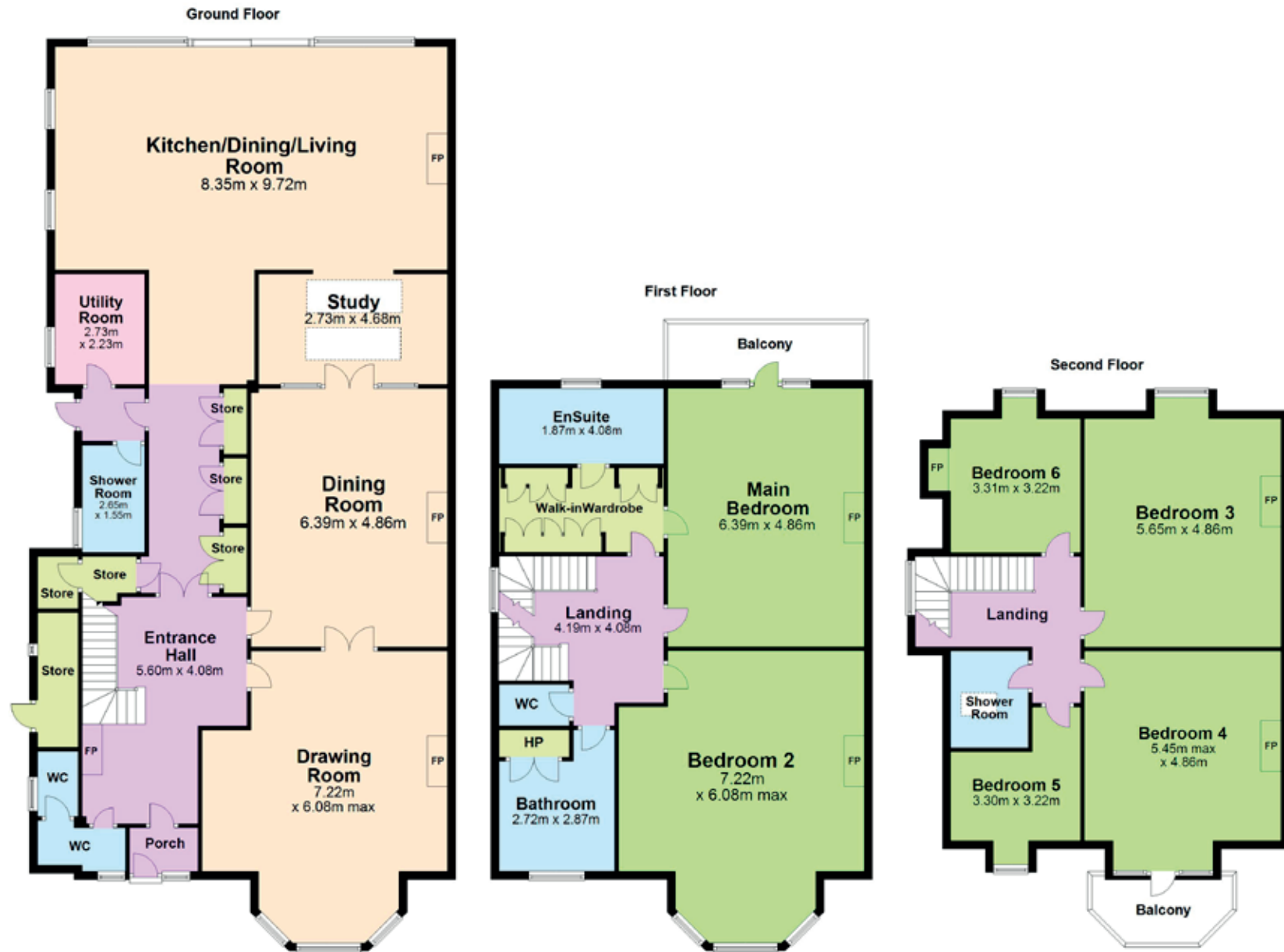
Accessed directly from the magnificent kitchen/breakfast/living room extension is the formal garden which is 120 ft in length (approx.) and is laid out with a large raised paved patio taking full advantage of its sun drenched, south facing orientation, making it ideal for al fresco dining and long summer barbecues. Steps from the patio lead to the lawn area, which is bordered by well stocked flower beds, edged by box hedging. A paved pathway leads to a pedestrian gate providing access to the 170 ft (approx.) long informal garden, which is ideally suited to a variety of uses, such as separate Shomera style self-contained studio, gymnasium, artists studio, or all weather playing area suitable for a variety of sports, and possibly a Padel court!

To the front is a very well presented and large garden laid out in gravel providing ample parking for 4/6 cars behind electronic security gates.





# FLOOR PLANS





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