



Mornington, Ashfield Road,
Ranelagh, Dublin 6

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER **E1** F



For Sale by Private Treaty

Hunters Estate Agent are delighted to introduce properties at Mornington, Ashfield Road to the market. The main property is an instantly appealing landmark Villa Style property Mornington Lodge, 1A Ashfield Road (Eircode D06P3K2) that is uniquely positioned at a landmark site between Mornington Road and Ashfield Road in the heart of Ranelagh.

There is also a pre-63 Studio Apartment, 1C Ashfield Road located to the rear of the main house with an external entrance off Mornington Road. Totally refurbished 15 years ago to modern standards including new roof & insulation. Currently vacant. Own ESB meter. Could make an ideal home office.

At side of the property is Mornington Mews, 1B Mornington Road (Eircode D06E7K6) is a pre-63 one-bed apartment continually rented over many years. Own front entrance off Mornington Road. Refurbished 15 years ago to modern standards with new roof & insulation. High quality finish throughout. Own Gas and ESB meter. Currently vacant.

Upon entering the main property, one is welcomed by a grand hall with a period staircase leading to the first floor. To the left there is a large drawing room with 12ft ceilings and large sash window overlooking front garden. A guest WC at entrance hall too. At garden level there is a smart kitchen room with kitchen units and door to the rear garden. There is also a very attractive and fully fitted bathroom at this level. A dining room with doors to rear garden completes the accommodation at this level. Rising to the first floor one finds three spacious bedrooms.

The rear garden is very much ease of maintenance and presents a delightful space for al fresco dining and access to the studio apartment. To the front there is a large, railed garden laid out in lawn with a southerly orientation and bounded by cast iron railings.

Ashfield Road is within a stone's throw of Ranelagh Village and the Beechwood LUAS stop. A couple of minutes' walk will bring you to the great local shopping at Dunville Avenue, many restaurants, cafes, shops and a host of other local services and amenities. Some of Dublin's best primary and secondary schools such as Scoil Bride, Ranelagh Multi-Denominational, Sandford National School, Gonzaga College, St Mary's College Rathmines, Sandford Park College, and Muckross Park

SPECIAL FEATURES

- » Ceiling height 3.67m
- » Landmark property
- » Semi-detached villa style residence
- » Sash windows throughout
- » Refurbished, rewired and replumbed 15 years ago
- » Pre '63 Property
- » A wealth of period detail remaining
- » Set in the heart of Ranelagh

College are all within a walking distance. Loreto College, St Stephens Green and Alexandra College are also easily accessible via the LUAS. The city centre is approx. two kilometres from this stunning period property.

Viewing is essential and highly recommended.



ACCOMMODATION

MAIN HOUSE

Entrance Hallway

4.53m (14.10ft) x 2.40m (7.10ft)

Fanlight, ceiling cornicing and ceiling rose. Steps up to bedroom accommodation and steps down to living accommodation.

GUEST W.C.

0.69m (2.4ft) x 1.91m (6.3ft)

W.C., wash-hand basin and heated towel rail.

DRAWING ROOM

4.40m (14.5ft) x 3.79m (12.5ft)

Stunning high ceiling, picture rail, cornicing, ceiling rose, marble fireplace and original varnished floorboards.

UPSTAIRS – LANDING

BEDROOM 1

4.40m (14.5ft) x 3.21m (10.6ft)

Features original cast iron fireplace.

BEDROOM 2

2.77m (9.1ft) x 3.39m (11.1ft)

Rear aspect and original fireplace.

BEDROOM 3

2.42m (7.11ft) x 4.38m (14.4ft)

Front aspect.

GARDEN LEVEL

UNDER FLOOR CELLAR

Ideal for extra storage.

FAMILY BATHROOM

1.79m (5.10ft) x 3.31m (10.10ft)

W.C., wash-hand basin, shower cubicle and jacuzzi bath. Fully tiled and heated towel rail.

KITCHEN

3.33m (10.11ft) x 2.78m (9.1ft)

Fully fitted kitchen with wall and base units, oven, hob & extractor fan.

Integrated washing machine, integrated dishwasher, tiled floor, recessed ceiling lighting and door to rear garden. Also with fridge freezer.

DINING ROOM

4.21m (13.9ft) x 3.10m (10.2ft)

Ceiling cornicing, original cast iron fireplace, polished wooden floor and

double doors to rear garden.

FRONT GARDEN

Predominantly laid in lawn cobblestone pedestrian pathway to hall door. Cast iron railings to the side with some hedging and granite steps to the hall door. Separate entrance into adjoining one bedroom apartment.

REAR GARDEN (COURTYARD)

Low maintenance rear garden which is walled on all sides, concrete patio area and some washed pebbles.

STUDIO APARTMENT APPROX. 54SQ.M

GARAGE/UTILITY ROOM

3.47m (11.4ft) x 6.86m (22.6ft)

With double vehicular doors onto Mornington Road.

KITCHEN/LIVING AREA

7.80m (25.7ft) x 3.54m (11.7ft)

2 x sets of double doors out into rear garden, stainless steel sink, semi solid floors and ceiling spotlights.

SHOWER W.C. ROOM

3.51m (11.6ft) x 0.74m (2.5ft)

W.C., wash-hand basin and shower cubicle with Mira electric shower and heated towel rail.

ONE BED APARTMENT (APPROX. 43SQ.M./462.8SQ.FT)

ENTRANCE HALL

1.4m (4.7ft) x 2.9m (9.6ft)

CONNECTING INNER HALL

0.9m (2.11ft) x 2.7m (8.10ft)

BATHROOM

2.1m (6.10ft) x 2.4m (7.10ft)

Fully tiled with W.C., wash-hand basin and bath with shower mixer attachment. Roof light.

KITCHEN/LIVING AREA

5.8m (19ft) x 3.4m (11.1ft)

Open plan room with fully fitted kitchen with range of wall and base units and granite worktop and breakfast bar. Double doors open out to rear courtyard.

BEDROOM

3.6m (11.9ft) x 3.4m (11.1ft)

Double bedroom with fitted mirrored slide robes.







DIRECTIONS

Driving from Beechwood Road turn onto Ashfield Road. Mornington Lodge is positioned on your right-hand side, adjoining Mornington Road.

BER DETAILS

BER Rating: E1

BER No: 117478206

Energy Performance Rating: 326.47 kWh/m²/yr

BER Rating: E1

BER No: 117455618

Energy Performance Rating: 309.31 kWh/m²/yr

BER Rating: F

BER No: 117455824

Energy Performance Rating: 393.85 kWh/m²/yr

VIEWING CITY OFFICE

Strictly by prior appointment with sole selling agents. Hunters Estate Agent City on 01 6680008 or email: city@huntersestateagent.ie.



 **HUNTERS**
ESTATE AGENT

T 01 668 0008 E city@huntersestateagent.ie

W www.huntersestateagent.ie

47 Donnybrook Road, Dublin 4

1 Saint Mary's Terrace, Grange Road, Rathfarnham, Dublin 14

4 Castle Street, Dalkey, Co. Dublin

2 Brighton Road, Foxrock, Dublin 18



www.carbonbalancedpaper.com
CBP002053

WORLD
LAND
TRUST™



No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of Hunters Estate Agents or the vendor in respect of the property shall constitute a representation or a condition or a warranty on behalf of Hunters Estate Agents or the vendor. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or misdescription given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor shall not give rise to any right of action, claim, entitlement or compensation against Hunters Estate Agents or the vendor. Intending purchasers must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor. The services, systems and appliances shown have not been tested and no warranty is made or given by Hunters Estate Agents or the vendor as to their operability or efficiency. PSRA Licence no: 001631