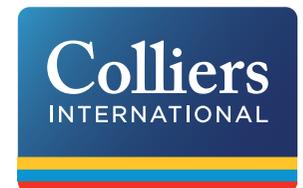




OURAGH

Shrewsbury Road, Ballsbridge, Dublin 4



THE PROPERTY

Ouragh is a most remarkable state of the art house of approximately 808 m² / 8,697 ft². The detached brick and stone built modern mansion has been fitted and finished to the highest of standards.

Set behind electronic gates, Ouragh is a commanding blend of design and grandeur, with the resulting use being the ultimate in luxury accommodation. The property is laid out over 4 floors and comprises of 6 bedroom suites including an impressive master suite and dressing room, 3 reception rooms, customised bar and snug, gym and sauna, and the spacious open plan kitchen/dining and family room is particularly well appointed and opens to the rear garden. The exceptional pillared archway in the entrance hall leads to a most magnificent, bespoke, light oak, balustrades staircase which serves each floor from the basement up. In its entirety the property offers well-proportioned and spacious rooms with high ceilings and feature cornicing. Beautiful parquet floors can also be found throughout the building, and a lift serves all floors..

Situated on Dublin's finest residential road in the heart of prime Ballsbridge the property boasts easy access to the city centre. Ballsbridge village is a short stroll away. With an extensive range of amenities on the doorstep including; Herbert Park, RDS show grounds and the Aviva Stadium not to mention many of the city's top restaurants and hotels. There is also an excellent choice of primary and secondary schools nearby.





ACCOMODATION

GARDEN LEVEL / BASEMENT

Kitchen / Breakfast / Family Room 14.1m x 6.2m

Stone tiled floor with part panelled walls. Full range of floor and wall mounted bespoke kitchen units. Island unit with polished pink granite worktop and breakfast bar with stainless steel sink and Gaggenau fryer. AGA cooker with gas range, integrated fridge and Neff microwave. Feature stone fireplace with gas coal effect fire and French doors to rear garden.

Utility Room 4.7m x 3.7m

Stone tiled floor with a full range of floor and wall mounted units, Belfast sink and Miele freezer.

Covered side passage, with stone tiled floor, glazed roof and doors to both front garden and rear garden.

Billiard room/Media room 9.2m x 5.4m

Bay window and feature stone fireplace with gas coal effect fire. Wired for overhead projector.

Bar room 5.4m x 3.8m

Fully fitted custom made bar/snug with beer taps, storage shelves and fridge. Leather covered bench seating in bay window.

Lower Hall

Stone tiled floor panelled walls and door to lift serving all floors. Staircase with bespoke light oak balustrades leads to the first floor.

Guest toilet

With toilet and wash hand basin

FIRST FLOOR

Entrance hall

Stone tiled floor and decorative corning. Pillared archway leading to stairwell and door to lift serving all floors.

Study 5.35m x 5m

Attractive bay window and Georgian style white marble fireplace with slate hearth, antique parquet flooring and fitted library style bespoke display cases.

Dining room 7.2m x 5.3m

Feature bay window, ornate corning and decorative centre rose, antique parquet flooring. Butler's pantry/serving area. Fitted floor and wall storage units with marble top worktop, splash back and stainless steel sink unit, antique parquet flooring.

Drawing room 14.8m x 6.5m

Extensive room covering the width of the property, two windows and French doors opening to balcony overlooking rear garden. Feature ornate white marble fireplace, antique parquet flooring and decorative corning.

SECOND FLOOR

Bedroom 1 (Master) 9.2m x 5.6m

Large bay window overlooking rear garden, feature stone fireplace with steel surround and slate hearth, antique parquet flooring and decorative corning.

Dressing room 5.8m x 5.4m

Full range of bespoke built-in wardrobes, hanging rails and shelves, antique parquet flooring, decorative corning and bay window.

En-suite bathroom 5.3m x 3.5m

Stone tiled floor and walls, circular jacuzzi bath, twin stone sinks, storage units, separate wc and shower room with stone tiled floor, walls and bench seat.

Bedroom 2 6.9m x 5.4m

Bay window overlooking front garden, antique parquet floor, decorative corning and built-in wardrobe.

En-suite Shower room 2.7m x 1.8m

Stone tiled floor and walls, polished stone sink and shelving unit, WC and shower cubicle with rain dance showerhead.

Bedroom 3 6.9m x 5.4m

Bay window overlooking front garden, antique parquet floor, decorative corning and built-in wardrobe.

En-suite shower room with WC 2.7m x 1.7m

Stone tiled floor and walls, polished stone sink and shelving unit, WC and shower cubicle with rain dance showerhead. Staircase with bespoke light oak balustrades leads to the third floor.

THIRD FLOOR

Bedroom 3 4.5m x 4.5m

Decorative corning antique parquet floor, built-in wardrobes.

En-suite shower room with WC 3.4m x 1.7m

Stone tiled floor and walls, polished stone sink and shelving unit, WC and shower cubicle with rain dance showerhead.

Bedroom 4 4.5m x 4.5m

Decorative corning antique parquet floor, built-in wardrobes.

Ensuite shower room 3.4m x 1.7m

Stone tiled floor and walls, polished stone sink and shelving unit, WC and shower cubicle with rain dance showerhead.

Bedroom 5 4.5m x 4.5m

Decorative corning, antique parquet flooring, built in wardrobes

En-suite shower room 2.9m x 1.9m

Stone tiled floor and walls, polished stone sink and shelving unit, WC and shower cubicle with rain dance showerhead

Bedroom 6 4.5m x 4.5m

Decorative corning, antique parquet floor.

En-suite bathroom 3.6m x 2.9m

Stone tiled floor and walls, polished stone sink and shelving unit. Jacuzzi bath, WC and shower cubicle with rain dance showerhead.

Gymnasium 8.4m x 4.6m

Decorative corning, antique parquet floor, built-in shower with adjoining sauna.



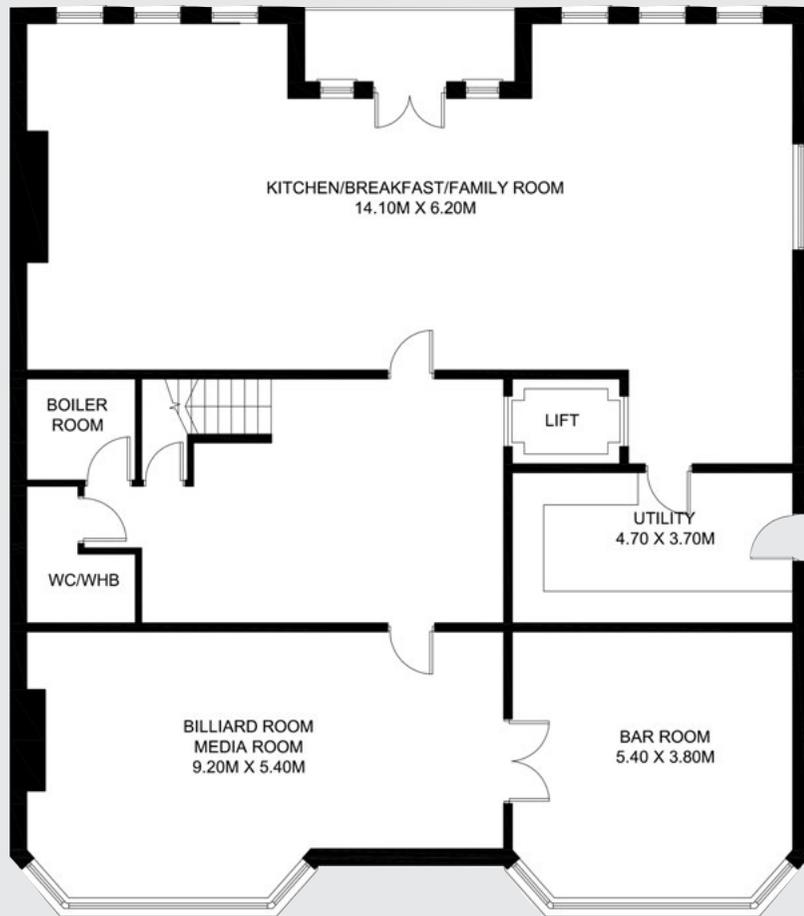
FEATURES

- Dublin's prime residential address
- Suit embassy use subject to the necessary planning permission
- Zoned Objective Z2 to include Permissible Use, Embassy Residential.
- Reception hall, three reception rooms, billiards room and bar, gym and sauna.
- Large Hamptons style kitchen with dining and family area.
- 6 bedroom suites
- 808 m² / 8,697 ft²
- Lutron lighting throughout
- Wired for sound throughout
- Gas-fired under-floor heating
- Double glazing
- Electronic security gates
- Wired for CCTV

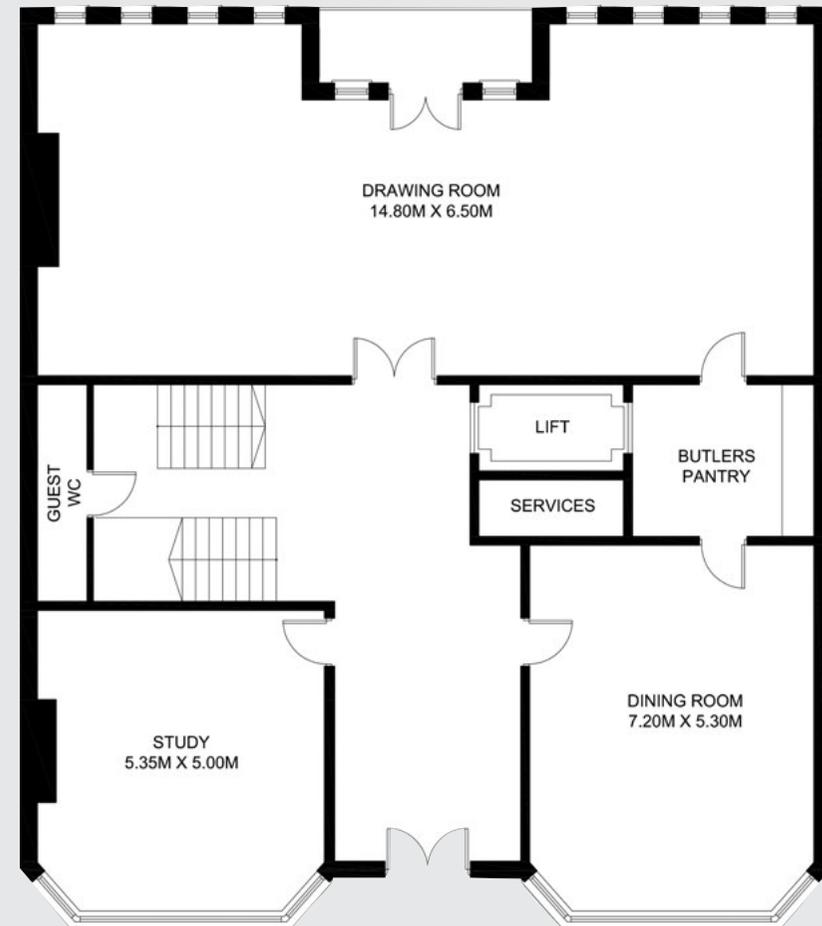




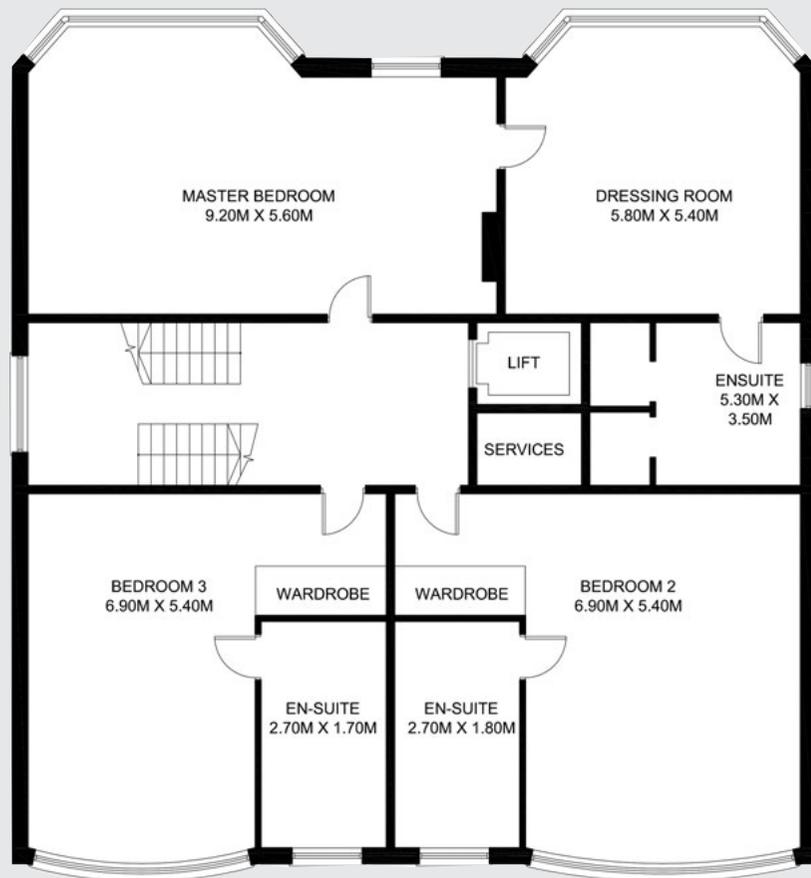
FLOOR PLANS



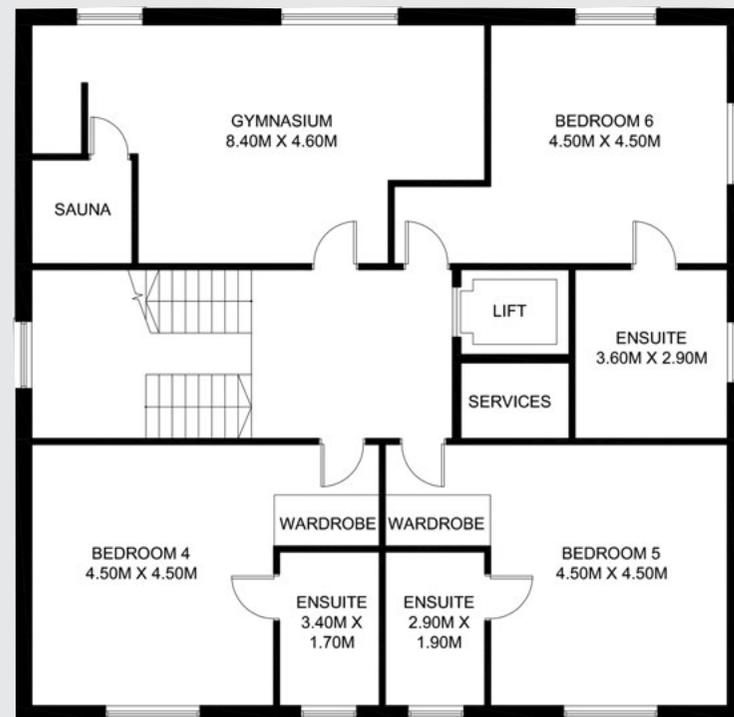
GARDEN FLOOR



HALL FLOOR



FIRST FLOOR



SECOND FLOOR





THE GROUNDS

Approached through automated cast iron gates and with surrounding CCTV cameras, Ouragh is well protected and secure. Accessed via granite steps and through a Sandstone arch to a panelled hall door, the double fronted property is both an impressive and imposing building. To the front of the property is a paved cobble lock driveway with enough space for ample parking.

The rear of the property is accessed by both an open passage to the left and a glazed side passage to the right of the house. An extensive stone paved patio area which is also accessed through the kitchen is perfect for summer entertaining. At the end of the terrace is a striking water feature which takes centre stage. A flight of stone steps leads you to a manicured lawn surrounded by mature planting.

VIEWING

Strictly by appt.

Price on application.

CONTACT



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