

BER EXEMPT



19 Elgin Road  
Ballsbridge, Dublin 4

Lisney | Sotheby's  
INTERNATIONAL REALTY

## 19 Elgin Road, Ballsbridge, Dublin 4

Superbly located in this highly exclusive road adjacent to all the amenities of Ballsbridge Village, a most impressive two storey over garden red brick period property benefiting from off street carparking and a south west facing rear garden.

No. 19 is a most impressive Victorian property with many features of the era including high ceilings, very good restored cornices, marble fireplaces and well-proportioned accommodation (approx. 253 sq.m. / 2,723sq.ft.) on one of Dublin's most sought-after roads. A feasibility study (which is available on request) has been conducted for the re conversion to a family home with a striking contemporary extension.

As previously mentioned, Elgin Road is one of Ballsbridge's most exclusive roads and enjoys a location of unparalleled convenience being adjacent to Ballsbridge Village with its wide selection of specialist shops, restaurants, pubs, and hotels. The Central Business District including Grand Canal Dock and St Stephen's Green are within easy access and there is excellent public transport on the doorstep. Donnybrook and Ranelagh Villages are also a short stroll away offering an array of some of the city's finest eateries, public houses and many convenience stores including Donnybrook Fair. There are many excellent primary and secondary schools in the vicinity to include St Michael's, St Mary's National School, Muckross Park College, Gonzaga College, St Conleth's, The Teresian's, as well as Gaelscoil Lios na nÓg.

### Features

- Impressive two storey over garden Victorian property
- Superbly located in one of Dublin 4's most exclusive roads adjacent to all the amenities of Ballsbridge Village.
- Sliding sash windows refurbished by Ventrolla
- Restored cornicing
- Many features of the era including high ceilings, very good cornices, marble fireplaces and well-proportioned accommodation Off street carparking.
- Feasibility study conducted for re conversion to a family home with striking contemporary extension.
- Southwest facing rear garden (approx. 16m. / 52ft.) (max length)
- Floor Area approx. 253 sq. ft. (2,723 sq. ft.).
- Gas fired central heating.



# Accommodation

## Hall Floor Level

**Hall:** 1.95m x 9.45m (6'5" x 31') impressive with very good cornice work, centre rose, and arch through to rear section and stairs to garden level and stairs to first floor.

**Front Drawing Room:** 4.55m x 5.30m (14'11" x 17'5") with very good cornice work, centre rose, with white carved antique marble chimney piece with slate hearth and gas fire inset, large window overlooking the US Embassy and Ballsbridge, and folding doors and timber over door leading through to the:

**Rear Drawing Room:** 5.25m x 4.90m (17'3" x 16'1") with carved white marble chimney piece, slate hearth and gas fired inset, good cornice work, centre rose, shuttered windows, window overlooking southerly rear garden.

**Kitchenette:** 3.15m x 2.20m (10'4" x 7'3") with gas fired boiler, wall and floor presses, Miele oven and hob and extractor fan, fridge, dishwasher, and stainless steel sink unit.

**Breakfast Room:** 2.90m x 3.55m (9'6" x 11'8") with picture window overlooking garden.

**Half Landing:** with south facing window overlooking the rear garden

## Garden Level

**Hall:** with tiled floor and under steps store.

**Inner Hallway:** 13.00m x 1.00m (42'8" x 3'3")

**Cloakroom 1:** with wc, pedestal wash hand basin, tiled floor, and walls.

**Cloakroom 2:** with wc, pedestal wash hand basin, tiled floor, and walls.

**Kitchenette Area:** with sink unit, wall and floor presses, fridge, dishwasher, presses, tiled splashback, microwave.

**Family Room:** 4.30m x 5.25m (14'1" x 17'3") with two windows overlooking the front and opening to:

**Rear Room:** 4.75m x 5.10m (15'7" x 16'9") with cast iron fireplace and gas fire.

**Bedroom 3:** 2.90m x 3.40m (9'6" x 11'2") with double doors to garden.

## First Floor

**Main Bedroom:** 7.40m x 4.55m (24'3" x 14'11") with pair of windows overlooking the front, pair of ceiling roses, fireplace with antique carve chimney piece with gas fire inset and slate hearth.

**Ensuite Shower Room:** with step in tiled shower, wc, vanity wash hand basin, part tiled walls, tiled floor, and heated towel rail.

**Bedroom 2:** 4.80m x 4.00m (15'9" x 13'1") L shaped room with kitchenette area with wall and floor press, fridge, microwave, stainless steel sink unit and picture window overlooking the rear.

## Return

**Shower Room:** 1.45m x 1.90m (4'9" x 6'3") with shower, wc, pedestal wash hand basin, and tiled floor and walls.

**Outside:** There is generous gravelled off street parking to the front.

The rear garden enjoys a south west facing aspect extending to approx. 16m. / 52ft. (max length). It is bordered by mature shrubs, bushes, and plants.

## BER Information

BER: Exempt

## Eircode

D04 T296





OFFICES

103 Upper Leeson Street, Dublin 4, D04 TN84. T: 01 662 4511 E: leeson@lisneysir.com

51 Mount Merrion Avenue, Blackrock, Co. Dublin, A94 W6K7. T: 01 280 6820

8 Railway Road, Dalkey, Co. Dublin, A96 D3K2. T: 01 285 1005

11 Main Street, Dundrum, Dublin 14, D14 Y2N6. T: 01 296 3662

29 Dunville Avenue, Ranelagh, Dublin 6, D06 K283. T: 01 662 4511

55 South Mall, Cork, T12 RR44 T: (021) 427 8500



lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

Garden Level



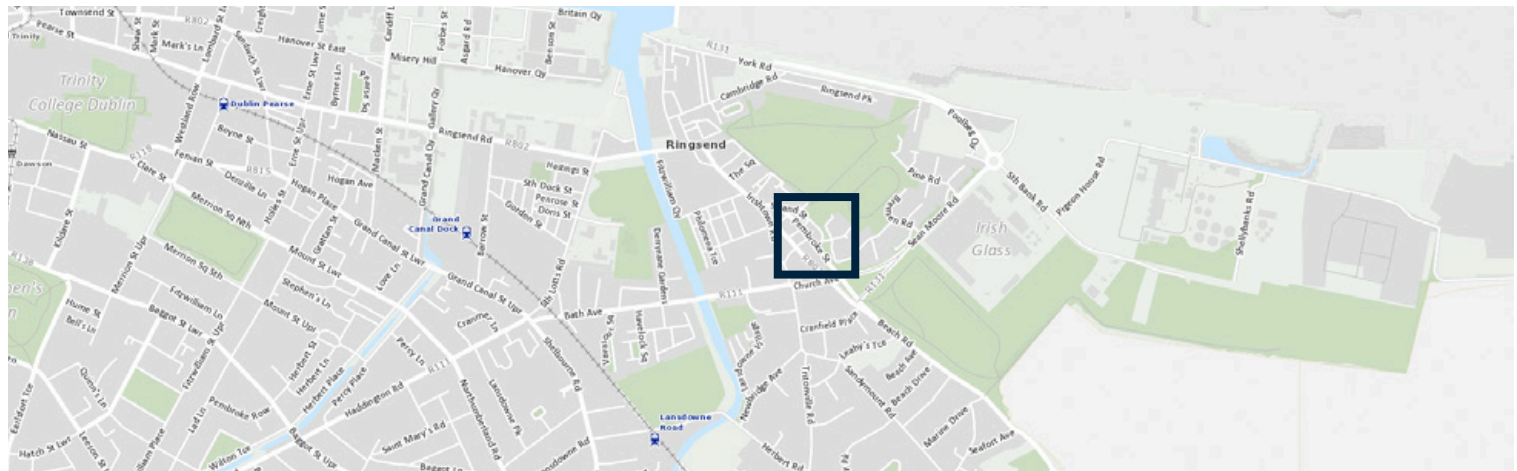
Ground Floor



First Floor



Second Floor



Copyright Ordnance Survey Ireland/Government of Ireland Licence No. CTAL50355581

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.

