



## 18 Warwick Villas

Sallymount Avenue, Ranelagh, Dublin 6







## Features

- Attractive semi-detached bay windowed red brick Victorian home.
- Generous well-proportioned light filled accommodation extending to approximately 220 sqm (2368 sqft)
- Highly convenient location and mature residential road within a short walk of Rathmines and within easy access of Dublin City Centre.
- Much sought-after off-street parking on a low maintenance pebble driveway
- Included in the sale carpets, curtain, integrated kitchen appliances, fixtures and fittings.
- Beautiful restored wooden floors throughout.
- 5 minutes walk from the Luas which has you in the City Centre in 10 minutes
- Beautiful water feature in rear garden
- Sensor security lighting along the side
- Extensive basement with conversion opportunities
- Beautifully restored Granite stone shed at rear for storage
- Although there are no buses on Sallymount Avenue, the number 11 on nearby Chelmsford Road has you in Dublin City Centre in 15 minutes.

## 18 Warwick Villas, Sallymount Avenue, Ranelagh, Dublin 6

An exceptional Victorian residence conveniently located in the heart of Ranelagh. This charming and impressive semi-detached period home beautifully blends timeless elegance with modern comfort. Behind its handsome red brick façade and distinctive bay window lies a home of exceptional character and charm. Bathed in natural light and offering the rare convenience of off-street parking on a low-maintenance pebble driveway complemented by a landscaped rear garden with gated side entrance.

Viewing is highly recommended to fully appreciate the grace and quality of the accommodation on offer.

Built circa 1895, this exquisite Victorian family home retains many of the refined architectural details of its era, graciously proportioned reception rooms, wonderful ceiling heights, intricate ceiling coving, and fine marble fireplaces, all combining to create a wonderful family home. Lovingly maintained and tastefully extended over the years, the accommodation extends to approximately 220 sqm (2368 sqft). Approached to the front onto a pebble driveway with ample room for parking. A shared paved and railed pedestrian pathway leads to the freshly painted hall door. Entered through an inviting entrance hall which helps set the tone for what lies beyond. The generous and light filled drawing room with feature fireplace, and a bay window which floods the room with natural light and overlooks the front drive and garden. A short flight of steps down leads to a second reception room, currently in use as a family living room. This could also be used as a fourth bedroom. This opens onto a bright conservatory now serving as a dining space. The well-appointed, light-filled kitchen to the rear with feature block-built chimney opens seamlessly into a breakfast room, where floor-to-ceiling glazing frames views of the beautifully landscaped garden. A large sub-basement provides excellent storage and further potential. A guest wc completes the accommodation on this level. Upstairs the three bedrooms are notably generous in size, with the primary bedroom spanning the width of the house and featuring two large windows to include a wonderful bay window overlooking the front garden. On the upper floors there are two guest wc's and a fully fitted family bathroom along with a separate shower room. The sunny gardens are a true urban sanctuary, landscaped with Indian sandstone paving, decorative pebbles, and lush evergreen planting. The garden enjoys afternoon and evening sunshine, providing the perfect setting for outdoor dining and relaxation. The home's curb appeal is further enhanced by its elegant front garden, beautifully presented with low maintenance pebble landscaping and vibrant planted borders that warmly welcome you home.

Experience the benefit of living in a '15-minute city' with every conceivable amenity on your doorstep. Ranelagh, with its renowned vibrancy, is a short stroll away with a wide array of restaurants, pubs, and coffee shops. Rathmines, Rathgar, and Ballsbridge are also within easy reach. The Ranelagh Luas stop is a few moments' walk from the front door providing effortless access to Dublin city centre to the north and to Dundrum Town Centre and beyond to the south. Dublin Airport is also easily accessible. Fitzwilliam Lawn Tennis Club as well as David Lloyd Riverview are in the vicinity, as are Palmerston Park, Belgrave Square Park, Ranelagh Gardens, Milltown Golf Club, Elm Park, and Castle Golf Club. Some of Dublin's most sought-after schools are in the immediate area including St. Mary's College, Gonzaga College, Alexandra College, Muckross Park, Sandford Park, Kildare Place School, Scoil Bhríde and Ranelagh Multi-Denominational. Whilst Trinity College Dublin is a short 2km walk away and UCD just a 10-minute bus journey from nearby Chelmsford Road.

## Accommodation

**Entrance Hall:** 1.6m x 10.56m (5'3" x 34'8") exposed wood floor, ceiling coving, centre rose, inner arch, dado rail and stained-glass window over the door.

**Drawing Room:** 4.6m x 5.9m (15'1" x 19'4") exposed wood floor, radiator cover, bay window, mahogany fireplace with tiled insert and granite hearth built in, coving, storage either side of fireplace.

**Living Room:** 4.6m x 4.5m (15'1" x 14'9") cast iron fireplace, tiled insert, granite hearth, bespoke shelving, storage either side of the fireplace, ceiling coving, centre rose.

**Dining Room/Conservatory:** 2.3m x 4.6m (7'7" x 15'1") with panoramic windows to side and rear glass roof offering views out to the rear garden.

**Utility Room:** 0.9m x 1.5m (2'11" x 4'11") tiled floor and plumbed for washing machine.

**Kitchen/Breakfast Room:** 3.8m x 8m (12'6" x 26'3") tiled floor, centre island unit with sink, granite counter tops, painted kitchen cupboards with storage, rangemaster gas stove with six ring burner and extractor above, plenty of storage, fireplace, parquet floor and patio doors to the rear.

### Landing

**Bathroom:** 1.8m x 2.8m (5'11" x 9'2") tiled floors, part-tiled walls, window to side, bath, whb, WC.

**Bedroom 2:** 4.5m x 4.4m (14'9" x 14'5") Painted fireplace with built in wardrobe.

**Main Bedroom:** 6.5m x 5.8m (21'4" x 19') Spans the width of the house, bay window to the front and another set of windows, built in storage/wardrobes, cast iron fireplace, ceiling coving.

**Bedroom 3:** 3.76m x 5.56m (12'4" x 18'3") Wood floor, window to rear, built in storage and desk unit, central light. Overlooking beautiful colourful garden.

**WC 1:** WC & whb.

**WC 2:** WC & whb

**Shower Room:** tiled floor, shower, WC, whb.

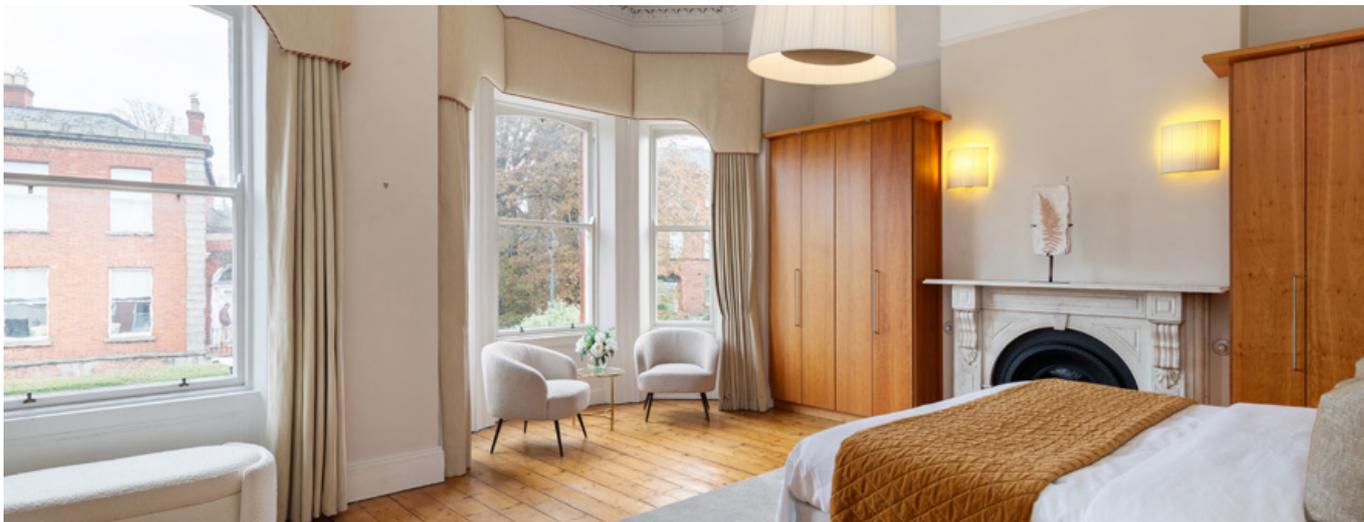
**Outside:** The property is approached to the front by a painted iron railing with pedestrian paved access and pebble driveway offering much sought after off-street parking. Planted with an abundance of shrubs, plants and a granite paved path, gated side access provides direct access to the rear garden. The landscaped rear garden is not overlooked and features a lawn, mature planting and a beautiful water feature which creates an oasis of calm throughout the year.

## BER Information

BER: Exempt

## Eircode

D06 X0W8









FLOOR PLANS Not to scale - for identification purpose only.



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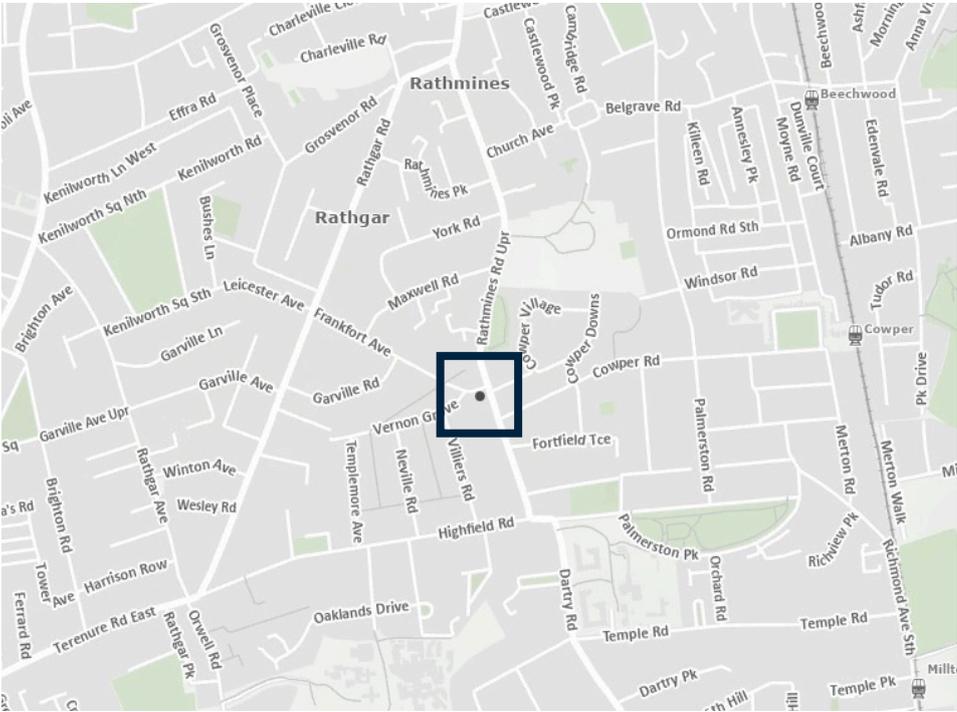
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