



18 Warwick Villas

Sallymount Avenue, Ranelagh, Dublin 6

Lisney

Sotheby's
INTERNATIONAL REALTY







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 which offers a wonderful view of the rear garden. The well-appointed, light-filled kitchen/dining area to the rear, 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.

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 and door into the utility room.

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, 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.

Bedroom 1: 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 plenty of 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.

Ground Floor



First Floor



Second Floor



OFFICES

29 Dunville Avenue,
Ranelagh,
Dublin 6, D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

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

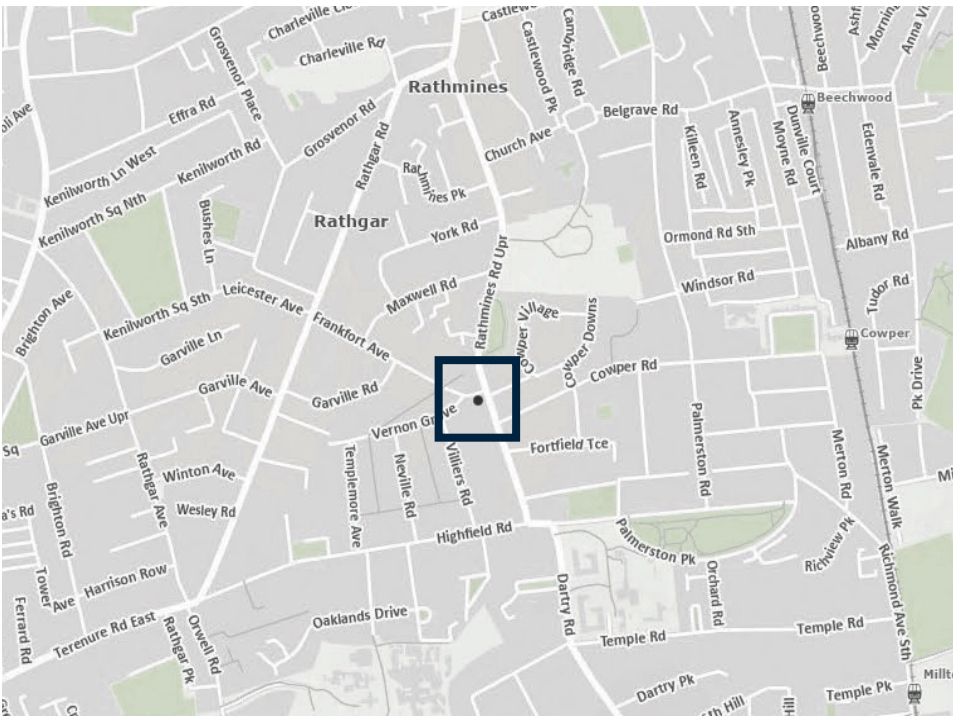
8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4, D04 TN84.
T: 01 662 4511

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500



lisneysir.com



Copyright © Talite Éireann - Surveying
Licence No. CYAL50425359.

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.

