



# 44 PEMBROKE ROAD

Ballsbridge, Dublin 4

BEREXEMPT

Sherry  
FitzGerald

*exclusive affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



# 44 PEMBROKE ROAD, BALLSBRIDGE, DUBLIN 4



NO. 44 PEMBROKE ROAD IS A CLASSIC AND BEAUTIFULLY REFURBISHED THREE STOREY OVER GARDEN LEVEL VICTORIAN RESIDENCE OF IMMENSE CHARM AND CHARACTER. THIS FINE PERIOD HOME ENJOYS ELEGANT WELL-PROPORTIONED RECEPTION ROOMS WITH STUNNINGLY UPGRADED INTERIORS, A VERY FINE OPEN PLAN KITCHEN AND LIVING ROOM AT GARDEN LEVEL ALONG WITH FIVE GENEROUS BEDROOMS, THREE WITH ENSUITES.

*334 sq m /3,595 sq ft*

*For Sale by Private Treaty*

*BER Exempt*



## DESCRIPTION

No. 44 is a wonderfully welcoming home, perfect for entertaining with elegant interconnecting reception rooms at hall level and rich period details including high-ceilings, fine open fireplaces, intricate cornicing, centre rose and large sash windows with plantation shutters. At garden level, there is a warm and inviting spacious bespoke fitted kitchen, living room, study, boot room, utility and guest wc.

Upstairs, the main bedroom with ensuite is a most elegant room with large sash windows looking up Wellington Road. Four further bedrooms, two with ensuites and a luxuriously appointed family bathroom complete the accommodation.

Pembroke Road is undoubtedly one of Dublin's most convenient roads within walking distance of St. Stephen's Green and many of Dublin's principal places of business including Silicon Dock at Grand Canal Dock. Herbert Park is within a short walk and provides superb recreational amenities including tennis, bowling and walks around its 34 acres. Excellent local shopping and restaurants at Ballsbridge, Baggot Street and Donnybrook are all within a short stroll as are some of Dublin's finest schools. The R.D.S, Leinster Rugby Headquarters and the AVIVA Stadium are all within a short stroll and the property also benefits from being within a short drive of the airport via the Port Tunnel.

This is a wonderful, warm and inviting family home of immense charm and character with every conceivable amenity on its doorstep, ideal for those looking for a special period home in Dublin 4.

## ACCOMMODATION

### HALL FLOOR

**Entrance Hall:** entered through original hall door with fanlight, porcelain tiled floor with taco, detailed ceiling cornice, centre rose and original arch.

**Drawing Room:** beautifully proportioned room with marble fireplace, ceiling cornice, centre rose, plantation shutters and engineered oak floor. Opening to:

**Dining Room:** with marble fireplace, ceiling cornice, centre rose, plantation shutters and engineered oak floor.

**Main Stairs & All Bedrooms:** Victoria Royal Velvet 100% wool carpet

### HALL FLOOR RETURN

**Guest WC:** with wc, countertop basin & vanity with storage beneath, tiled floor and large bevelled mirror.

**Bedroom 5:** overlooking the garden.

### GARDEN LEVEL

**Under Floor heating:** to all garden level

**Entrance Lobby:** with separate entrance to the front garden, tiled floor and under steps storage.

**Boot Room:** with bespoke built-in solid ash storage and bench, tiled floor and recessed lights.

**Inner Hall / Utility:** with built-in solid ash storage and tiled floor.

**Guest WC:** with wc, wash hand basin in vanity, large mirror and recessed lights.

**Study:** with tiled floor, recessed lights and French doors to the garden.

**Kitchen:** fitted solid ash painted wall and floor units, Bosch American style fridge/freezer with water filter, Quooker fusion boiling water tap, Neff 4 ring induction hob with integrated ventilation system, Bosch integrated dishwasher, Neff oven, Neff combi oven, Nordmende built in wine cooler, island with modern waterfall edge and breakfast bar, integrated tall larder cabinet, lit glass display cabinet, Denali marble work surfaces, large porcelain tiled floor and recessed lights. Opening through to:

**Living Room:** with tiled floor, recessed lights and French doors to the garden.

## FIRST FLOOR RETURN

Store Room

**Bathroom:** luxuriously appointed with bath, shower attachment, wc, countertop basin & vanity with storage beneath, shower with rainfall shower head, heated towel rail, recessed lights and large mirror.

## FIRST FLOOR

**Bedroom 1:** spanning the full width of the house with intricate ceiling cornice and centre rose, two sash windows looking up Wellington Road with plantation shutters and door to:

**Ensuite:** with wc, double wash hand basins & vanity with storage beneath, shower cubicle with rainfall shower head, partially tiled walls, tiled floor, backlit mirror w/demista pad and heated towel rail.

**Bedroom 2:** double room with ceiling cornice, centre rose and plantation shutters.

## TOP FLOOR

**Bedroom 3:** double room spanning the full width of the house with ceiling cornice, centre rose and plantation shutters. Separate dressing area / wardrobe.

**Ensuite:** with wc, wash hand basin in vanity with storage beneath, shower with rainfall shower head and recessed lights.

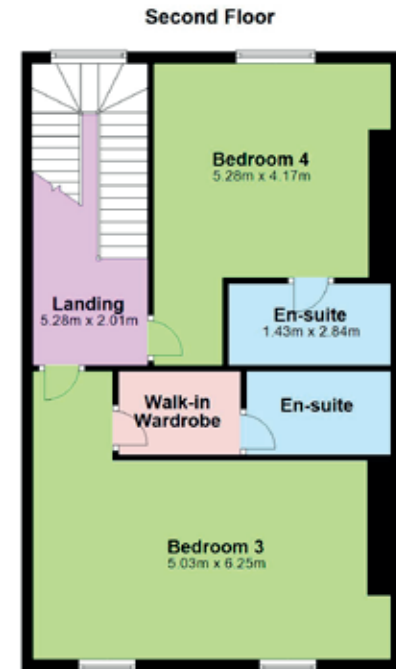
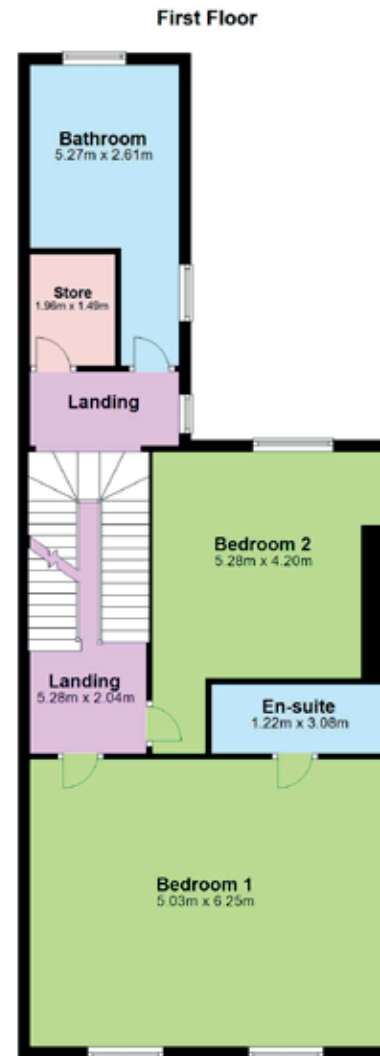
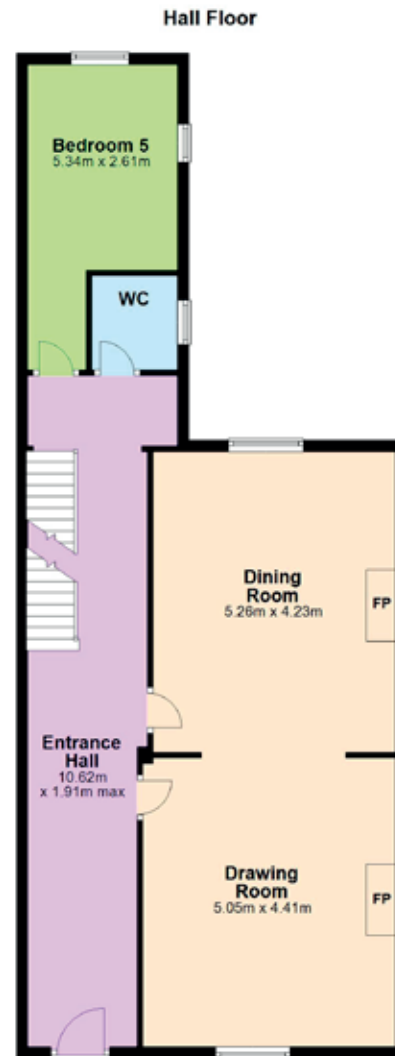
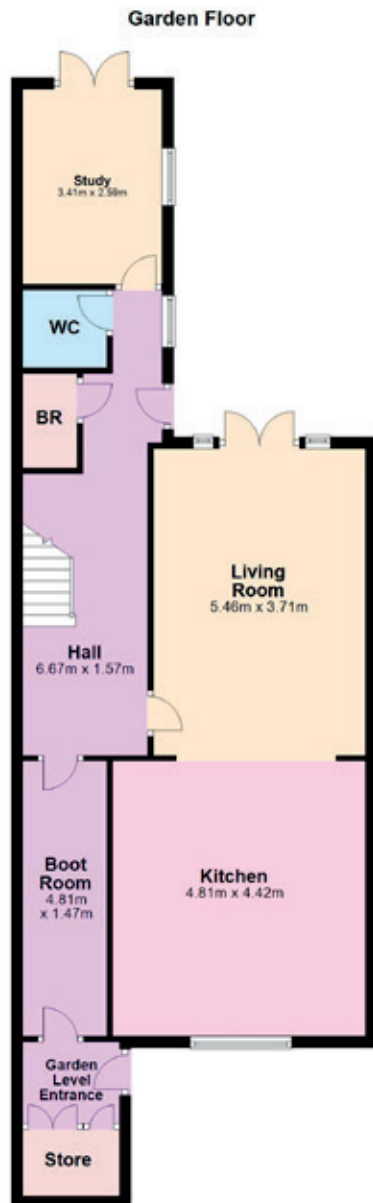
**Bedroom 4:** with ceiling cornice, centre rose and plantation shutters.

**Ensuite:** with wc, wash hand basin in vanity with storage beneath, shower with rainfall shower head and recessed lights.





# FLOOR PLANS





*exclusive affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

SELLING AGENTS

Christopher Bradley & Laura Conway  
176 Pembroke Road  
Ballsbridge, Dublin 4 D04 EN80

T: +353 (0)1 269 8888

E: [ballsbridge@sherryfitz.ie](mailto:ballsbridge@sherryfitz.ie)

[www.sherryfitz.ie](http://www.sherryfitz.ie)