

BER B2



56 Tritonville Road

Sandymount, Dublin 4

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INTERNATIONAL REALTY

56 Tritonville Road, Sandymount, Dublin 4

Situated on Tritonville Road, in close proximity to both Ballsbridge and Sandymount Village, this exceptional period residence dating from the 1840s presents a rare opportunity to acquire a beautifully restored and energy-efficient family home in one of Dublin's most desirable neighbourhoods. Behind its part brick-fronted façade lies a meticulously maintained and spacious four-bedroom home laid out over three elegant levels.

The home is introduced by a charming walled and railed front garden, bordered by manicured box hedging and mature planting, with a granite stairway leading to a welcoming portico entrance hall rich in period detail. The entrance level boasts two exquisite reception rooms, both featuring original marble fireplaces, solid timber sash windows and ornate plasterwork. A fourth bedroom / study completes this level. Upstairs, the elegant master bedroom includes two walk-in wardrobes, period fireplace, and two large sash windows with original working shutters, while two further double bedrooms and a beautifully appointed family bathroom provide generous accommodation. At garden level, the heart of the home comes alive with a superb kitchen and breakfast room, fully fitted with bespoke units and premium appliances. The space flows into a bright dining room with French doors opening to a sun-soaked patio. This level, which features underfloor heating throughout, also includes a playroom, utility room, guest bathroom and ample storage, all finished to a high specification. The home is thoughtfully laid out for modern family living, while retaining its original period charm.

Ideally located just a short stroll from the heart of Sandymount Village and the scenic Strand, Tritonville Road offers both tranquillity and convenience. A range of excellent public transport links, including the nearby DART and numerous Dublin Bus routes, provide easy access to the city centre and beyond. The area is home to several renowned primary and secondary schools, parks, sports clubs and recreational amenities, as well as a variety of cafés, shops and local services. Whether enjoying a morning walk by the sea or into town, this location truly offers the best of both worlds.

Features

- Fully refurbished and modernised period home
- Original period detailing throughout including original fireplaces, cornicework and working shutters
- B2 rated energy-efficient and future-proofed period residence
- Air to Water heat exchange hot water and central heating with underfloor heating at garden level
- Stunning kitchen and bathroom finishes
- Landscaped front and rear gardens with west facing patio screened off to the front
- Secure off street car-parking for multiple cars behind electric gates
- Floor area extending to approx. 275sqm (2,967 sqft)
- Prime location a short walk from Ballsbridge, Sandymount Village, and the Strand







Accommodation

Entrance Level

Portico Entrance Hall: 2.4m x 5.05m (7'10" x 16'7") with intricate ceiling cornicing, centre rose, wall panelling, herringbone timber floor, inner arch, door to cloakroom

Bedroom 1: 3.7m x 3m (12'2" x 9'10") with ceiling coving, picture rail, cast iron fireplace, sash windows

Drawing Room: 6m x 4.3m (19'8" x 14'1") with centre rose, intricate ceiling cornicing, picture rail, magnificent original marble fireplace with brass inset and slate hearth, pair of timber sash windows overlooking the front garden

Sitting Room: 3.9m x 4.75m (12'10" x 15'7") with intricate ceiling cornicing, centre rose, picture rail, matching original marble fireplace, cast iron inset, gas fired, slate hearth

Upstairs: large staircase window in the half landing

Master Bedroom: 5.9 (19'4")m x 4.4 (14'5")m (includes 2 walk in wardrobes) with picture rail, painted cast iron fireplace, pair of timber sash windows looking out to the front of the property

Bedroom 3: 3.7m x 4.35m (12'2" x 14'3") dual aspect, with ceiling cornicing, picture rail, painted cast iron fireplace

Bedroom 4: 3.9m x 3.05m (12'10" x 10') to the back right, with cornicing, picture rail

Family Bathroom: with bath, vanity wash hand basin, presses underneath, wc, chrome heated towel rail, tiled floor, Velux rooflight, cornice work, electric underfloor heating

Hall Half Return

Shower Room: with step in tiled shower, pedestal wash hand basin, wc, tiled floor, chrome heated towel rail, electric underfloor heating

Garden Level

Reception Room: 1.35m x 2.7m (4'5" x 8'10") timber flooring with underfloor heating, access to understairs storage, opens into

Kitchen/Breakfast Room: 4.05m x 6m (13'3" x 19'8") timber flooring with underfloor heating, range of presses, cupboards, drawers, saucepan drawers, pantry, integrated units, fridge, quartz worktop with five ring Neff electric hob, extractor hood over, quartz splashback, centre island unit with two undercounter sink units, dishwasher, two lovely window seats overlooking the private terrace which captures the afternoon and evening sun, painted cast iron fireplace, gas fired, with slate hearth, arch through to

Family Room: 3.9m x 4.5m (12'10" x 14'9") timber flooring with underfloor heating, painted cast iron original fireplace, Stanley wood burning stove set on a slate hearth, French doors leading on to rear patio, door leads to

Rear Reception Hall: 1.95m x 4.6m (6'5" x 15'1") timber flooring with underfloor heating, leads to

Guest Wc: which comprises wc, pedestal wash hand basin and small bath, tiled floor with underfloor heating and partly tiled walls

Playroom: 3.65m x 4.5m (12' x 14'9") timber flooring with underfloor heating, built in units, door through to

Utility Room: 2.5m x 4.75m (8'2" x 15'7") tiled floor with underfloor heating, built in units, freezer, hot press, plant press with hot water tank and air water heat exchange control units, work top, presses underneath, plumbed for washing machine and tumble dryer

Plant Room: 2.1m x 1.65m (6'11" x 5'5") with tiled floor and door out to

Rear Garden: with low maintenance garden with patio

BER Information

BER: B2

BER Number: 118320431

EPI: 105.64 kWh/m²/yr

Eircode

D04 X433





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FLOOR PLANS Not to scale - for identification purpose only.

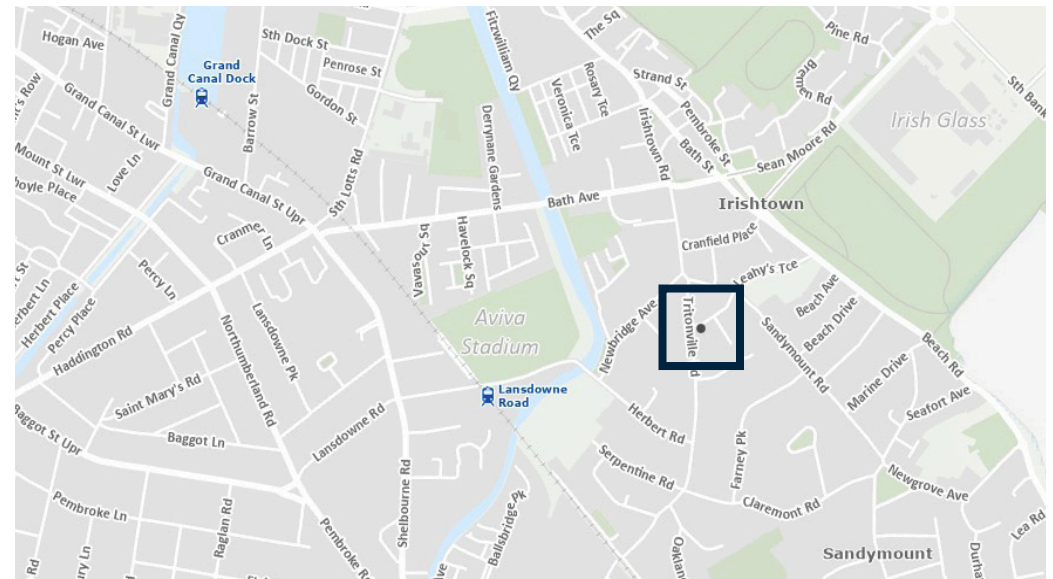
Ground Floor



First Floor



Second Floor



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