



86 Pembroke Road, Ballsbridge, Dublin 4

 **HUNTERS**
ESTATE AGENT

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BER Exempt



For Sale by Private Treaty

Hunters Estate Agent are truly honoured to present to the market this very fine 19th century Georgian residence discreetly positioned in the very heart of Ballsbridge and very much representative of its' era.

86 Pembroke Road presents a very fine opportunity for a discerning purchaser to acquire a home of distinction and elegance, extending to c. 418 sq m/4,500 sq ft, that has been meticulously maintained, modified and decorated. Refurbishment work has been carried out with planning permission, where required, and under the guidance of a conservation architect. Throughout the property the proportions and quality of light together create a wonderful atmosphere redolent of a bygone era of gentility. Marrying perfectly old and new this elegant property contains a wealth of period features including original doors, window shutters, decorative plasterwork and period fireplaces, whilst at the same time providing for all modern comforts and requirements.

The very fine period detail is enjoyed throughout the 4 reception rooms and 5 bedrooms, in the main house. It is very evident from the layout and presentation of each of these rooms that they are very much used, and enjoyed, and the flow of the house was given great consideration by the owners and the architect, resulting in a very pleasant space, further enhanced by the views across the city, to the Dublin Mountains and down the tree lined neighbouring roads.

The present owners very much wanted to provide for visiting friends and family to have their own discreet resting place, resulting in a charming space at garden level which is laid out with a very fine reception room, kitchen/breakfast room and master suite. The apartment is separately piped and metered for gas, electricity and water.

The exacting standards of the interiors have been carried through to the terraces and gardens, of which there are 3 distinctive spaces. French doors lead from the morning room to an extremely private garden which is laid out with the original 19th century pink sandstone slabs, bordered by feature raised flowerbeds planted with a colourful array of specimen shrubs and flowering plants. From the first floor there is access to a generous deck, bordered by railing and providing a very pleasant space for al fresco dining. And finally, at garden level, the Guest apartment enjoys a private courtyard bordered by flowering beds.

Pembroke Road connects Ballsbridge to Fitzwilliam Square. In 1816 the 7th Viscount FitzWilliam died, and bequeathed his estate to his cousin, the 11th Earl of Pembroke. The FitzWilliam estate, henceforth known as the Pembroke Estate, began to develop the lands in Ballsbridge along the lines of fashionable and profitable London districts such as Belgravia and Mayfair. It was to be an inner city suburb to accommodate the local gentry, professionals and merchants.

In 1806 Trinity College took a lease from the FitzWilliam estate to establish the Botanic Gardens for the use of staff and students. The Gardens, boarded by the roads of Pembroke, Lansdowne and Shelbourne, survived for nearly 160 years; an oasis of green, in what was to become a busy, cosmopolitan area.

86 Pembroke Road exemplifies distinctive and admirable restoration of a very fine city dwelling.

Viewing is highly recommended.

SPECIAL FEATURES

- » Presented in excellent order and tastefully appointed throughout
- » Rooms of gracious proportions enjoying an abundance of natural light
- » Sound insulation between floors and Guest Apartment
- » Upgraded wiring, plumbing and electrics
- » Original doors with ornate hand crafted detail, shutters, ceiling mouldings, centre rose and floors
- » Double glazed sash windows
- » Feature high ceilings and majestic working fireplaces
- » Tastefully planted gardens
- » Quality kitchen appliances and sanitary ware
- » Fitted carpets and kitchen appliances are included in the sale

ACCOMMODATION

RECEPTION HALLWAY

10.3m (33'9") x 2.2m (7'3")

Decorative ceiling coving and centre rose. Attractive hall door with a feature leaded stained glass fan window detail. Marble tiled floor and decorative radiator cover. Distinctive brass hand rail.

LIVING ROOM

5m (16'5") x 4.18m (13'9")

Original fireplace with hand painted tiles, copper hood and slate hearth, flanked by built-in library units. Stripped and polished original floorboards. Decorative ceiling moulding and centre rose. Double doors to:-

KITCHEN

5.7m (18'8") x 4.22m (13'10")

Bespoke range of fitted units incorporating illuminated quartz worktop areas and coloured glass splash back. Quality Siemens appliances including a built-in oven, plate warmer and grill, an induction hob, integrated eye level dishwasher, full size fridge and freezer, wine cooler and microwave. Original fireplace with cast iron surround, tiled inset and slate hearth. Decorative ceiling moulding and centre rose. Stripped and polished original floorboards.

INNER HALLWAY

2.8m (9'2") x 2.7m (8'10")

Large work and storage area with fitted linen cupboard, decorative radiator cover, additional understairs storage, recessed lighting and decorative ceiling coving.

GARDEN ROOM

4.8m (15'9") x 2.75m (9'0")

Decorative ceiling coving and radiator cover, recessed lighting. French doors to the patio and garden. Staircase to the first floor return.

FIRST FLOOR RETURN

LANDING

3.37m (11'1") x 2.2m (7'3")

Decorative ceiling rose.

CLOAKS AREA

2.7m (8'10") x 2.14m (7'0")

Utility cupboard, plumbed for washing machine and dryer and incorporating dual gas boilers.

BATHROOM

3.16m (10'4") x 2.83m (9'3")

White suite incorporating a free standing bath, free standing shower unit, circular wash hand basin perched on an oak top vanity unit, wall mirror, heated towel radiator and wc. Quality tiled walls and floors, decorative ceiling coving and recessed lighting.

FIRST FLOOR

DRAWING ROOM

6.6m (21'8") x 5m (16'5")

Magnificent original marble fireplace with ornate detail. Brass surround with slate hearth. Decorative ceiling moulding and centre rose, radiator cover and picture rail. Original stripped and polished floor. Double doors with ornate leaf detail to:-

DINING ROOM

5.58m (18'4") x 4.29m (13'11")

Distinctive original matching marble fireplace with ornate detail and brass surround with slate hearth. Decorative ceiling moulding and centre rose, picture rail, original stripped and polished floor.

STAIRCASE TO SECOND FLOOR RETURN

SECOND FLOOR

This floor comprises the entire master suite of elegant light filled bedroom, ensuite and large dressing room.

RETURN

Access to the elegant raised decked roof terrace, bordered by railings with raised floor bed and offering stunning views over the rooftops to the City.

MASTER BEDROOM

6.61m (21'8") x 5m (16'5")

Original marble fireplace with cast iron inset and slate hearth. Decorative ceiling coving, picture rail and radiator covers.

ENSUITE

3m (9'10") x 1.7m (5'7")

White suite incorporating a mosaic tiled shower unit, wash hand basin in vanity unit, illuminated wall mirror, heated towel radiator, mahogany cosmetic shelving unit and wall suspended wc. Tiled walls and floors.

DRESSING ROOM/NURSERY

4m (13'1") x 3.8m (12'6")

Bespoke fitted wardrobes and shelving unit. Decorative ceiling coving and picture rail.

STAIRCASE TO THIRD FLOOR.

THIRD FLOOR

This floor contains the children's area.

RETURN

Feature porthole window with stained glass detail. Recessed lighting

BEDROOM 3

4.26m (14'0") x 4.07m (13'4")

Wall to wall fitted wardrobes with mirror door detail. Recessed lighting.

BEDROOM 2

4.25m (13'11") x 4.14m (13'7")

Original fireplace with cast iron inset flanked by a fitted wardrobe to one side and a library shelf on the other. Views across to the Dublin Mountains. Recessed lighting.

BEDROOM 1

4.29m (14'1") x 2.45m (8'0")

Views across the city to the Dublin Mountains, recessed lighting.

BATHROOM

White suite incorporating bath with shower attachment, wash hand basin in vanity unit, illuminated wall mirror, heated towel radiator and w.c.. Quality tiled walls and flooring. Views across Ballsbridge to the Aviva Stadium.

LINNEN ROOM

2.5m (8'2") x 1.5m (4'11")

Large linen room with fitted shelving unit for linen. Built-in Bosch washing machine and dryer. Recessed lighting.

GARDEN LEVEL

GUEST APARTMENT

ENTRANCE HALLWAY

2.34m (7'8") x 2.22m (7'3")

Attractive tiled floor.

GUEST W.C.

2.16m (7'1") x 0.79m (2'7")

White suite incorporating a wash hand basin and w.c. Tiled floor.

LIVING ROOM

6.59m (21'7") x 4.97m (16'4")

Cornicing, ceiling spot lightings, cast iron stove - gas fire coal effect set within original granite stone blocks and stone hearth, exposed brickwork behind book shelving.

KITCHEN/BREAKFAST ROOM

5.38m (17'8") x 4.12m (13'6")

A range of fitted kitchen units incorporating an integrated fridge/freezer, Powerpoint microwave, Viking Professional 4 ring gas hob and hot plate, Gaggenau extractor hood and an integrated Siemens dishwasher. Feature exposed cut stone and brick fireplace. Ceiling coving.

UTILITY ROOM

2.07m (6'9) x 1.44m (4'9")

Plumbed for washing machine and tumble dryer with fitted cupboards and high level storage.

SUNROOM

2.41m (7'11") x 3.30m (7'7")

Wall radiators, double doors to rear courtyard.

DRESSING AREA

2.38m (7'10") x 1.88m (6'2")

Fitted wardrobes

BEDROOM

4.07m (13'4") x 2.69m (8'10")

Fitted wardrobe, shelving, cornicing.

BATHROOM

2.18m (7'2") x 2m (6'7")

White suite incorporating a wash hand basin, bath with shower attachment, heated towel radiator and w.c. Tiled walls and floor. Free standing Sauna.

COURTYARD

6.42m (21'1") x 3.09m (10'2")

Decked courtyard with outdoor lighting, raised flower bed, understairs storage shed.

















OUTSIDE

FRONT TERRACE

4.84m [15'11""] x 4.06m [13'4""]

Bordered by cast iron railings, granite steps to hall door. Paved terrace with Buxus hedging, bordering flower beds, herbaceous borders and shrubs.

REAR GARDEN

6.43m [21'1""] x 6.17m [20'3""]

Original pink granite paving stone bordered by feature raised flower beds, and a mahogany seating area providing for a pleasant dining experience nestled in a very private garden.

BER DETAILS

BER Rating: Exempt

DIRECTIONS

Travelling along Pembroke Road from Baggot Street Upper, No. 86 is on the left hand side.

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre, on 01 668 0008 or email: citycentre@huntersstateagent.ie

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