



**5 LE BAS TERRACE,
LEINSTER ROAD WEST,
RATHMINES, DUBLIN 6
D06 C2H0**

FOR SALE | €1,150,000

Stunning red-brick home in Rathmines



Summary

Beautifully presented, Victorian, three-bedroom, three-bathroom, red-brick, family home with off-street parking for up to four cars



3 Bedrooms



3 Bathrooms



Off street parking



Location

Leinster Road West is a very convenient and deservedly popular location off Leinster Road in Rathmines. With a prime location just 2 km from the city centre, Rathmines and Rathgar villages are a short walk and offer an array of shops, restaurants, cafés, gourmet food stores, cinemas, and supermarkets including Dunnes Stores in the revamped Swan Shopping Centre, Tesco, Lidl and Aldi.

Public transport links include Dublin Bus Routes 16, 16c, 16d and 49. Long established as one of the best family home locations in Dublin, Rathmines benefits from easy access to many outstanding schools including Alexandra College, St. Mary's College Rathmines, The High School, Kildare Place, Scoil Bhríde, Sandford Park, Gonzaga, Rathgar Junior School, St. Louis' (Primary & Secondary) and the recently opened Educate Together Primary and Secondary Schools in Harold's Cross.

There are many recreational and leisure facilities in the area including Stratford and Ashbrook Tennis Clubs, Kenilworth Bowling Club, Leinster Cricket Club, Milltown Golf Club and a selection of fitness and leisure clubs such as Swan Leisure in Rathmines.



Situation

No. 5 is at the end of a charming terrace of five Victorian houses built by Samuel Le Bas in the 1870's. The terrace was tastefully extended in 2016 with the development of four new houses on the site of the former Denmark Hill nursing home on the corner of Leinster Road West and Effra Road.



Description

This recently refurbished, beautifully presented, brick fronted, Victorian residence is ideally located on a quiet road in a much sought-after residential area adjacent to Rathgar and Rathmines in the heart of Dublin 6.

Deceptively spacious, No. 5 is two-storey to the front and three-storey to the rear.

Offering a wonderful combination of period charm and contemporary design with bright, gracious accommodation extending to approximately 1.972 sq.ft. No. 5 is an appealing home with two large reception rooms, kitchen / dining room, utility and guest WC on the ground floor and three large double bedrooms with two bathrooms upstairs. The larger bathroom was originally a fourth bedroom and could easily be returned to that use.

Original features include coving and ornate plasterwork, original plaster arch in the hall, original timber floors, original sliding slash front windows which have been sensitively refurbished and upgraded with double glazed panels, original stairs, shutters and doors.





Thoughtful, modern additions include new Alu-clad, double-glazed rear windows and doors, Stovax inset wood burning stove in the front reception room, low-maintenance rear garden fully paved with Indian sandstone, PhoneWatch monitored fire and intruder alarm system.

Extensively refurbished in 2014 (new roof, heating system, wiring etc.), the house has been tastefully upgraded since then with cast iron radiators, new bathrooms, all timber floors sanded and lacquered, and recent full redecoration.

No. 5 has an unusually generous, gravelled front driveway with parking for four cars.

Features

- Three large double bedrooms
- Off-street parking for up to four cars
- High ceilings
- Many original period features
- Coving and other decorative plasterwork
- Original timber floors
- Original front timber sliding sash windows refurbished and double glazed
- New Alu-clad double glazed rear windows.
- Low maintenance gardens
- Extensively refurbished in 2014
- Remodelled bathrooms and fully redecorated
- PhoneWatch monitored alarm system.



Accommodation



HALL FLOOR

Entrance Hall	With original timber floor, high ceiling with coving and ornate plaster arch.	9.45 m x 2.00 m
Reception Room 1	With high corniced ceiling, original timber floor and Stovax inset wood burning stove.	4.36 m x 3.93 m
Reception Room 2	Custom made fitted storage incorporating low level cabinets and useful shelving. Glazed door to rear garden	4.60 m x 3.75 m
Guest WC	Fully tiled with WC and vanity WHB	
Laundry Room	Plumbed for washing machine. Shelved storage	
Kitchen/ Dining Room	Spacious, practical layout with double doors to rear garden, Velux roof light, tiled floor, part tiled walls, fully fitted gloss finish kitchen, Villeroy and Boch porcelain sink, new Bosch electric oven and gas hob.	8.51 m x 2.86 m

HALL FLOOR RETURN

Bedroom 2

Large double bedroom with original timber floor

4.84 x 4.06 m

Bathroom

Tiled floor, part tiled walls, WC with concealed cistern, WHB and new bath with mains shower and wall hung crittall style shower screen.

2.66 m x 2.86 m

Shower Room

Tiled floor and walls, large mirrored built-in cabinet, WC with concealed cistern, WHB and large mains shower enclosure with pivot door.

2.75 m x 1.77 m

FIRST FLOOR

Bedroom 1

Very large double bedroom spanning the full width of the house and lit by two large, Victorian, timber sliding sash windows with working shutters. Original timber floors, corniced ceiling and cast-iron fireplace.

4.45 m x 6.16 m

FIRST FLOOR RETURN

Bedroom 3

Large double bedroom with original timber floors and excellen, made-to-measure, fitted wardrobes.

4.84 m x 4.06 m

OUTSIDE

Front driveway - a rarity in this area- (14.25m deep by 6.5m wide) with gravel surface, new entrance pillars, original iron railings, timber bin store and off-street parking for up to four cars. Fully walled rear garden (14.75m long) with Indian sandstone paving. BER: C2



Tenure

Freehold (Folio DN224301F)

Proposal

For Sale by Private Treaty for €1.15m



Contact Details



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