



**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



Lead Agent

Majella O'Regan



Agent

Simon Stokes



Phone

+ 353 (1) 2334600



Website

www.stokesproperty.ie



Legal Information - Disclaimer Ireland:

Stokes Property Consultants Limited t/a Stokes Property and the Vendor/Lessor give notice that:

1. These particulars are for guidance only and do not constitute nor constitute any part of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misrepresentation shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant.
5. Neither the Vendor/Lessor nor Stokes Property Consultants Ltd. t/a Stokes Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT

In Respect of UK Law:

Subject to Contract & Exclusive of VAT

Misrepresentation Act 1967

Singer Vielle for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Singer Vielle has any authority to make or give any representation or warranty whatever in relation to this property.
4. All maps are for identification purposes only and should not be relied upon for accuracy.
5. Unless otherwise stated, all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation, but may be subject to subsequent amendment.

Concerning the Properties listed and/or appearing on the Site:

1. Under no circumstances shall we be liable to you for any direct, indirect, consequential, incidental or special damages arising out of your purchase or lease of any Properties on the Site.
2. Under no circumstances shall we be liable for any errors or incompleteness of the information relating to any Property listed on this Site or if any Property has been withdrawn from sale or lease nor shall we be responsible for any inaccurate dimensions of any Properties or price listed.
3. Our website service permits you to enquire about and to purchase or lease Properties appearing on or listed on this Site. Such enquiries, purchase or leasing can only be made and permitted strictly subject to the terms and conditions set out below.
4. We do not accept responsibility or liability for the completeness or accuracy of information appearing on this Site which is provided by the Vendors or Lessors of the Property concerned who are solely responsible for such information.
5. Whilst we believe that the Properties listed are available for purchase or lease we make no guarantee that this is the case or that they have not been withdrawn by the Vendor or Lessor of the same. All Properties appearing or listed on the Site are subject to changes, errors or omissions. We have not verified the accuracy of the information relating to the Properties or any dimensions which have been given by the Vendors or Lessors.
6. All Properties are listed subject to contract and the prices shown are exclusive of VAT if applicable.