



# AILESBRURY ROAD

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BALLSBRIDGE, DUBLIN 4, D04 Y6V9

0.405 HA (1 ACRE)



An outstanding property...







73

AILESBRURY ROAD

BALLSBRIDGE, DUBLIN 4

0.405 HA (1 ACRE)

A classical early-20th century city residence of elegant proportions surrounded by extensive private manicured gardens, offering the discerning purchaser the opportunity to acquire a magnificent family home close to Dublin City Centre. Situated on the south side of the renowned tree lined Ailesbury Road in Dublin 4, the house and rear garden enjoy an enviable southerly aspect and privacy.






73  
AILESBURO ROAD  
0.405 HA (1 ACRE)











## 73 AILESBUURY ROAD 0.405 HA (1 ACRE)

No 73 is truly an exceptional property. Undoubtedly the finest house located on Dublin's Premier Residential Road. This outstanding family residence extending to 443 sq. m (4,768 sq.ft) is a superb example of the classical architecture revival of its time, built circa. 1913. No 73 is an imposing grand house sitting proud with a back drop of a wonderful and beautiful south facing manicured mature gardens, incorporating, lawns, shrubberies, flowerbeds wooded pathways, terraces, and glazed pavilion.









# EXTENSIVE RESIDENTIAL LIVING

Electric gates

U shaped gravelled driveway

Two entrance gates to Ailesbury Road

Carport with space for 3 large cars

Car port could be redeveloped subject to  
necessary planning permission

Impressive entrance hall with open feature Adam style fireplace

Formal drawing room with interconnecting doors to

Formal dining room with Adam style feature fireplaces

Living room

Winter Sitting room

English style kitchen / breakfast room

Laundry room

Boot room

Pantry

Store room

Guest cloakroom

Lift to first floor

Principle bedroom with substantial dressing room  
and bathroom suite

6 double bedrooms

6 bathrooms

Office









## EXTRAORDINARY SPECIAL FEATURES

Wonderful example of a classical revival architecture

Box bay windows and French doors

Exuding character with decorative cornice,  
embellished with decorative mouldings

Adam style fireplaces in Entrance hall, Formal  
Drawing room and Formal Dining room

Beautifully proportioned reception rooms

South facing reception rooms open to spectacular  
terrace and gardens

Lift to first floor level

Six bedrooms with en-suite bathrooms

Well planned kitchen with breakfast-room with access  
to the balustrade terrace

The stunning private grounds wrap around the house  
with extensive gardens in a secluded wooden sylvan  
setting

Manicured 3 hole Putting Green

Glazed Pavillion

Garden house

External lighting

GFCH







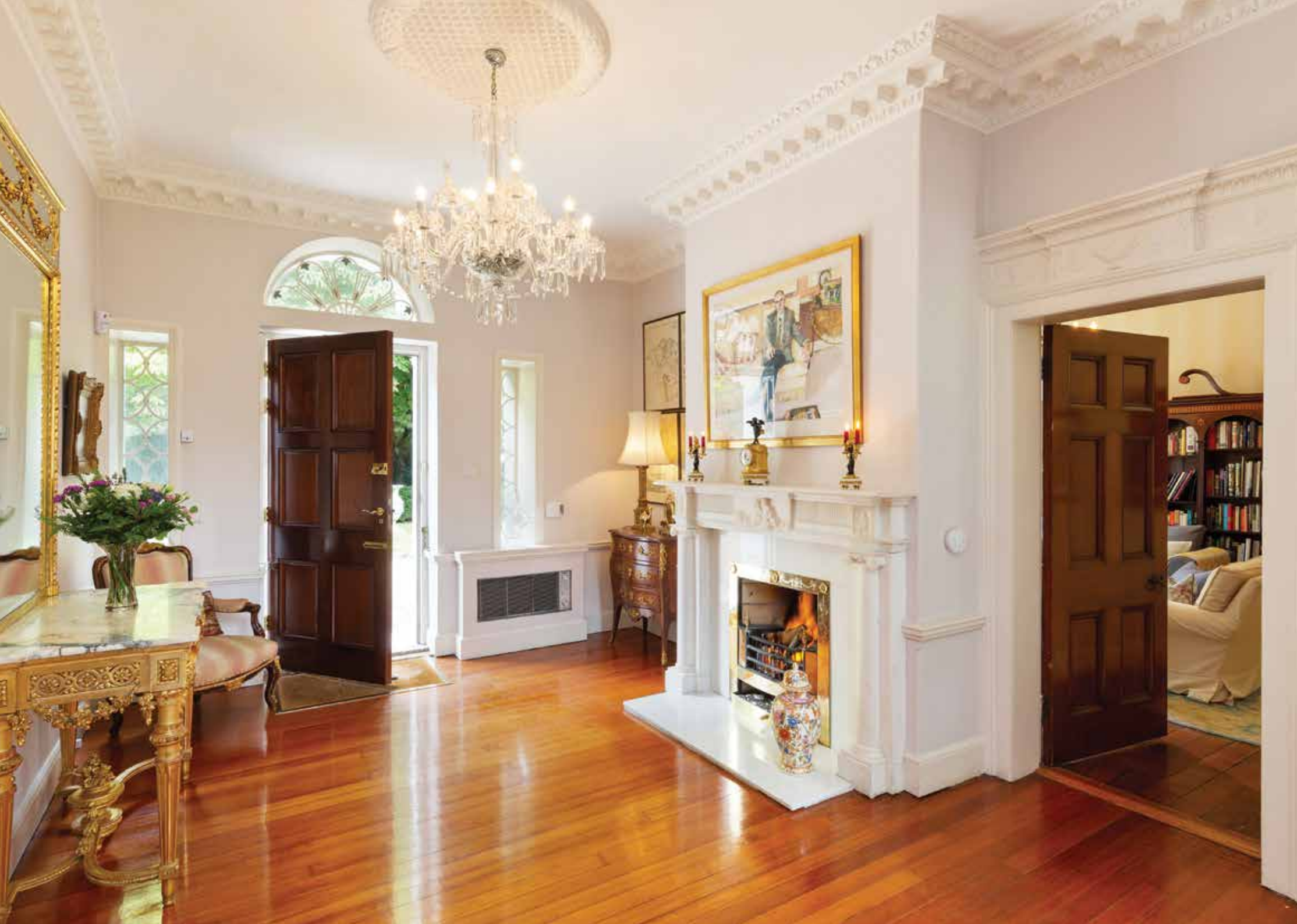




















## THE GROUNDS

The manicured gardens which extend to 0.405 HA (1 ACRE) are laid out with wonderful secret areas interconnected by meandering pathways.

Following the lavender pergola walk with its magnificent intertwining of iridescent Wisteria, Mature Vines and climbing Roses, one arrives at the meadow garden, filled with colour, spring bulbs, through to summer and then autumnal colour with wildflowers, a haven for honey bees. Continue along the path, to the wooded area with trickling brook and rock waterfall, bounded by plantings of Rhododendron, Spring bulbs, Dahlias, Acer Japanese Maple and Weeping Ash, spectacular in spring with underplanting of Bluebells, Snowdrops, and Daffodils.

A substantial Beech Hedge separates the wonderland wooded area from the manicured putting green, bordered with beautifully coloured herbaceous borders.

The gardens benefit from having their own garden well supplying ground water to the sophisticated automatic water irrigation system, thus maintaining the sustainability of the garden even during times of drought.





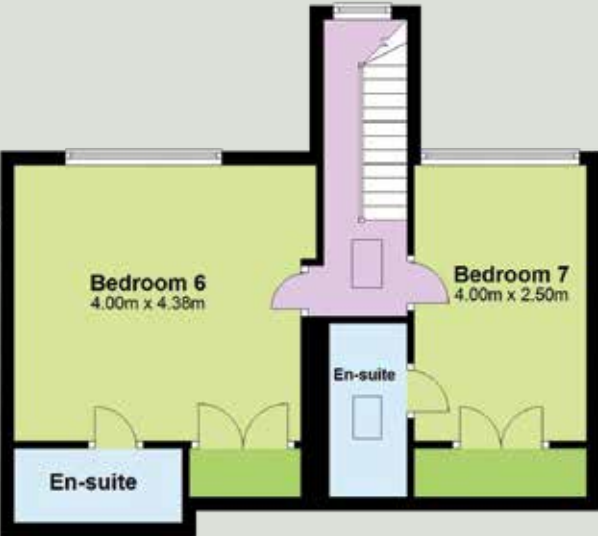
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# EXCEPTIONAL AMENITIES...

## PRIME LOCATION

Ailesbury Road is located in the heart of prime Ballsbridge, a wide leafy tree lined avenue where many embassies and diplomatic residences historically are located including the striking residence of the French Ambassador. Ailesbury Road enjoys a leafy setting in Dubin 4's embassy belt with the convenience of being within walking distance of Dublin's Central Business District and St. Stephen's Green.

The villages of Ballsbridge and Donnybrook are a short stroll away with their array of fashionable shops, boutiques, and restaurants. A wide range of recreational facilities are nearby such as Herbert Park with its 32 acres of grounds with extensive range of amenities that include bowling greens, football pitches, tennis courts, and café.

Also close by are the Aviva Stadium, the RDS Showgrounds and Fitzwilliam Lawn Tennis Club. There is an excellent choice of schools and third level colleges on hand to include Michael's College, St.Conleths's College, Loreto College St. Stephen's Green, Muckross College, Teresian Primary & Secondary School, UCD and Trinity College Dublin. Ballsbridge benefits from many of the city's top restaurants and hotels including Roly's Bistro, Inter-Continental Hotel, and the Dylan Hotel. Sydney Parade DART station is only a short walk and Dublin International Airport within easy access via the Port Tunnel.



HERBERT PARK



SANDYMOUNT STRAND



RDS SHOWGROUNDS



ST. STEPHEN'S GREEN



AVIVA STADIUM





## AILESBRURY ROAD

### TENURE

The property is Freehold

### LOCAL AUTHORITY

Dublin City Council

### VIDEO

<https://vimeo.com/601148032/84cb64e88c>

### VIEWING

Viewing strictly by private appointment with Colliers International

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