



58 Percy Lane, Dublin 4.

 **HUNTERS**
ESTATE AGENT

www.househunters.ie

BER A3





For Sale by Private Treaty

Hunters Estate Agent are proud to present this impressive, architect designed mews property located in the highly sought-after Ballsbridge, Dublin 4. The contemporary design and careful selection of materials have ensured that nothing has been left to chance in this magnificent residence. Designed by MeltedSnow Architects, the brief was to fill the house with natural light and the quality of workmanship and attention to detail has delivered a superb light filled, low energy (A3 BER) property which sets this home apart.

58 Percy Lane has been planned with modern living in mind and is a home to be enjoyed. The south facing rear aspect and the way the inside merges with the outside means the entire house flows seamlessly. At night the house takes on a completely different atmosphere with the use of both interior and exterior lighting features. The stunning bespoke Kube designed streamline kitchen with quartz worktop and mirror surround also incorporates a seating area – ideal for the heart of the home. The garden is a generous size and will ensure that entertaining family and friends will be a real pleasure.

Percy Lane is situated in the heart of Dublin 4 just off Percy Place on the south bank of the Grand Canal close to the junction of Mount Street Bridge and Northumberland Road. Enjoying an enviable location, Percy Lane is just minutes' walk from Dublin City Centre and all it has to offer, including Dublin's prime shopping district, Grafton Street, which offers an endless selection of shops, restaurants and bars. Also within walking distance is St. Stephen's Green, The Aviva Stadium, Herbert Park, Dublin Docklands, the IFSC and the Grand Canal basin area. It is also perfectly located close to the city's leading Universities including Trinity College and University College Dublin. The area is exceptionally well served by Dublin Bus routes with Grand Canal DART and St. Stephen's Green LUAS stations only a short distance away.

Viewing is highly recommended.

SPECIAL FEATURES

- » Approx. 133 sq.m. / 1,434 sq.ft.
- » Design by MeltedSnow Architects.
- » A3 BER Rating.
- » Idealcombi AluClad high performance triple glazed windows.
- » Under floor heating.
- » Superior low energy design.
- » High levels of rigid thermal insulation.
- » "A Rated" gas condensing boiler.
- » Solar tube system located on roof for hot water needs.
- » Superior air tightness throughout.
- » Demand Controlled Ventilation System from Aereco.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

4.88m (16'0") x 3.05m (10'0")

Oak floor and bespoke oak staircase to first floor

CLOAKROOM

Plumbed for washing machine.

GUEST W.C.

Quality white Villeroy & Boch suite incorporating a feature circular wash hand basin on an oak wall hung pedestal, wall mounted w.c., illuminated recessed wall mirror, recessed lighting, part tiled walls and tiled floor.

KITCHEN/LIVING/DINING AREA

KITCHEN AREA

2.74m (9'0") x 3.05m (10'0")

Bespoke Kube designed streamline kitchen incorporating quartz worktop with mirror surround and stainless steel Belfast style sink. Oak floor and recessed lighting. The kitchen comprises quality integrated appliances and breakfast bar.

LIVING/DINING AREA

5.18m (17'0") x 5.79m (19'0")

(Max Measurement)

Beautifully bright spacious room with oak floor and recessed lighting. Sliding door to outside space.

STUDY

3.35m (11'0") x 2.74m (9'0")

Oak floor and recessed lighting.

FIRST FLOOR

LANDING

3.96m (13'0") x 3.96m (13'0")

Large roof light and recessed lighting. Door to walk-in linen cupboard.

BEDROOM 1

5.49m (18'0") x 2.74m (9'0")

(Max Measurement)

Double bedroom with wall to wall, floor to ceiling slide robes and carpet flooring.

ENSUITE

White Villeroy & Boch suite incorporating Kludi controlled shower unit with rain shower head, wall suspended w.c., suspended wash hand basin in vanity unit with illuminated recessed wall mirror, heated chrome towel rail, tiled floor, part tiled walls, roof light and recessed lighting.

BEDROOM 2

4.88m (16'0") x 3.35m (11'0")

(Max measurement)

Wall to wall, floor to ceiling sliderobes with recessed lighting.

BEDROOM 3

3.66m (12'0") x 2.74m (9'0")

(Max Measurement)

Double bedroom with carpet flooring.

BATHROOM

3.05m (10'0") x 3.05m (10'0")

White Villeroy & Boch suite incorporating bath with tiled surround and illuminated mirror detail; Kludi controlled shower unit, suspended w.c., suspended wash hand basin in vanity unit, illuminated recessed wall mirror, heated chrome towel rail, tiled floor, part tiled walls and recessed lighting.









OUTSIDE

CARPORT

5.18m (17'0") x 3.05m (10'0")

Gate access via intercom entry system leading to a tastefully designed carport area, bordered by cut stone granite wall and cedar wood wall with feature bespoke lighting.

REAR GARDEN

Beautifully tranquil area tastefully designed for easy maintenance with feature raised flower beds, granite seating area and bespoke lighting and bordered by cedar fencing.

DIRECTIONS

Travelling along Baggot Street Lower proceed toward Ballsbridge and take an immediate left turn once over Baggot Street Bridge onto Haddington Road. Proceed along Haddington Road and take a left turn onto Percy Lane. Once on Percy Lane, take the first left and No. 58 is on the left hand side, as indicated by the Hunters sign.

BER Details:

BER Rating : A3

BER Number: 108043860

Energy Performance Indicator : 66.97 kWh/m²/y

VIEWING

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

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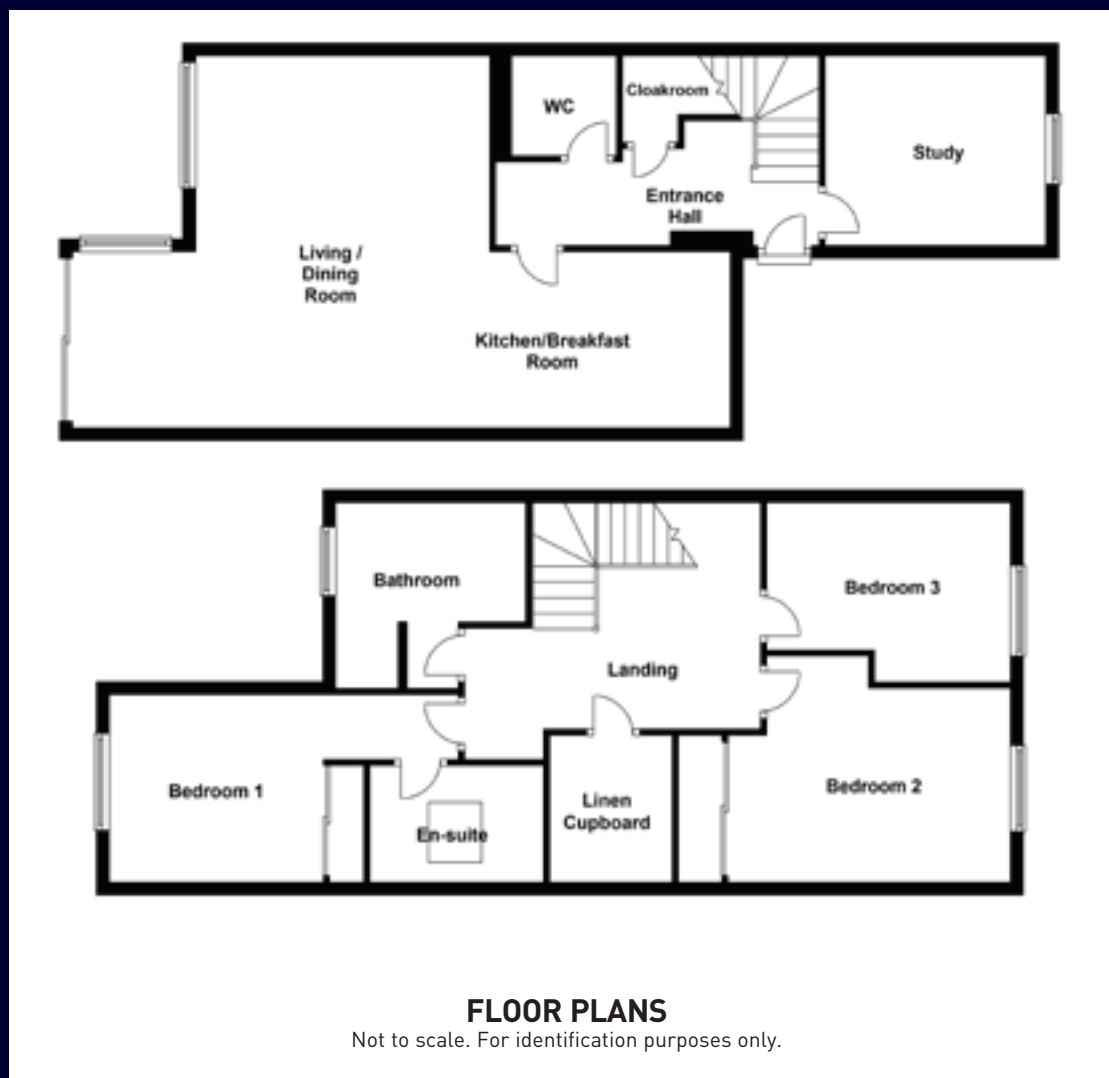
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St. Martin's House, Waterloo Road, Dublin 4

2 Brighton Road, Foxrock, Dublin 18

4 Castle Street, Dalkey, Co. Dublin



FLOOR PLANS

Not to scale. For identification purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

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