

FOR SALE BY PRIVATE TREATY



Apartment 1, (main house)
Simmonsourt Castle
Simmonsourt Road
Ballsbridge
Dublin 4
D04 TK74

**McNally
Handy**

Apartment 1, (main house), Simmonscourt Castle Simmonscourt Road, Ballsbridge Dublin 4, D04 TK74

For Sale by Private Treaty

Description:

The main house in Simmonscourt Castle private estate is a prestigious detached early Victorian residence in four subdivision apartments. Apartment 1 on the ground floor is spectacular, consisting of the original reception rooms, namely drawing and dining room, with all the associated charm of the era extant. There is original ornate cornicing and centre pieces, decorative Victorian timber and detailed plaster work, feature fireplace, and original magnificent parquet flooring in the drawing room. The kitchen/dining room with Amtico floor also features an impressive Fournieux Morice four plate and twin oven cooker, and French doors to a totally enclosed private Japanese-style patio garden, with original antique Wicklow granite setts.

In brief, this large apartment c,2,073sq ft - 192.5m² consists of the two elegant reception rooms, two double bedrooms, two bathrooms. When acquired by the current owners the apartment was set in three bedrooms. It can be converted back to three bedrooms very easily. The entire apartment is presented in impeccable order.

Simmonscourt Castle enjoys privacy and security as a mainstay, and is approached behind electronic security gates, all on beautiful pleasure ground gardens enhancing its tranquillity, in the heart of Ballsbridge, Dublin 4.

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Accommodation

Elegant communal main reception hall

Reception Hall 5.5 x 3.5: L-shaped (max measurement). Recessed lighting.

Pair of storage cupboards.

Drawing Room 8.9 x 5.6: Parquet floor, ornate cornicing, and ceiling centre piece, timber and detailed plaster work, feature fireplace, and fitted gas stove.

Double sliding doors to:

Kitchen/Dining Room 6.25 x 6.07: Ornate cornicing, and ceiling centre piece
bespoke kitchen with display cabinets and shelving, marble countertop island with SSSU. Fourneaux Morice four-plate hobs, with twin oven cooker and extractor. Fridge freezer, Amtico floor, French doors leading to the private enclosed patio garden with Wicklow granite setts.

Rear hall to the:

Shower Room 3.68 x 3.26: Double stand-in shower WHB & WC, heated towel rail, plumbed for washing machine and dryer, range of fitted cupboards with shelving and gas-fired boiler. Fully tiled. Door to enclosed rear communal courtyard.

Bedroom 1 5.0 x 4.0: Built in wardrobes and fitted bookshelves.

Main Bedroom 6.2 x 5.5: Full range of floor to ceiling built in wardrobes.

Shower Room 4.1 x 3.6: Ornate WHB & WC, double stand-in shower, mirrored vanity cabinet. Fully tiled.

Outside

Private Patio Garden Japanese-style with high hedging, and old Dublin style (Wicklow) granite setts and cobbled.

Internal Communal Courtyard: Pair of storage units/sheds, sea-stone pebbled/cobbled area.

Features

- Original period features
- Large bright spacious apartment c.2,073sq ft – 192.5m² with gracious reception rooms
- Gas-fired radiator central heating system
- Burglar alarm
- Fourneaux Morice four-plate and twin oven cooker
- Tranquil setting in the heart of Dublin 4
- Electronic security gates
- Private patio garden with antique granite setts
- Internal courtyard with twin garden/storage sheds
- Large communal gardens with specimen trees
- Reserved parking - Two spaces at the front of the house

Service Charge: €10,061 per annum

Viewing

By prior appointment

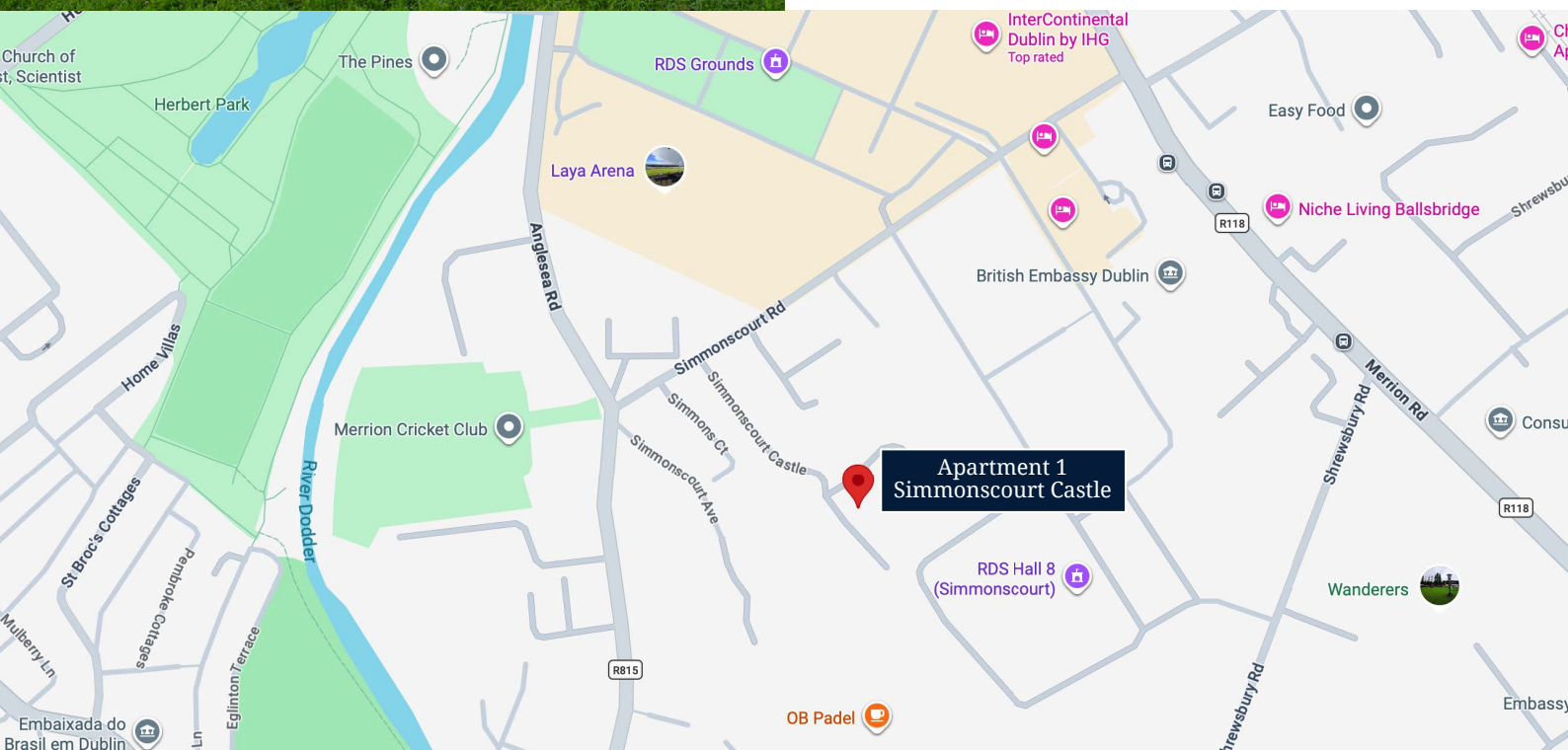
Price

Price on application



Sizes and dimensions are approximate, actual may vary. Property pix 2026

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BER Details:
Exempt

Viewing

By appointment only through
sole selling agent
McNally Handy & Partners.

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