

# 12 Morehampton Road

Dublin 4 | D04 H6C3



For sale by private treaty



## Features

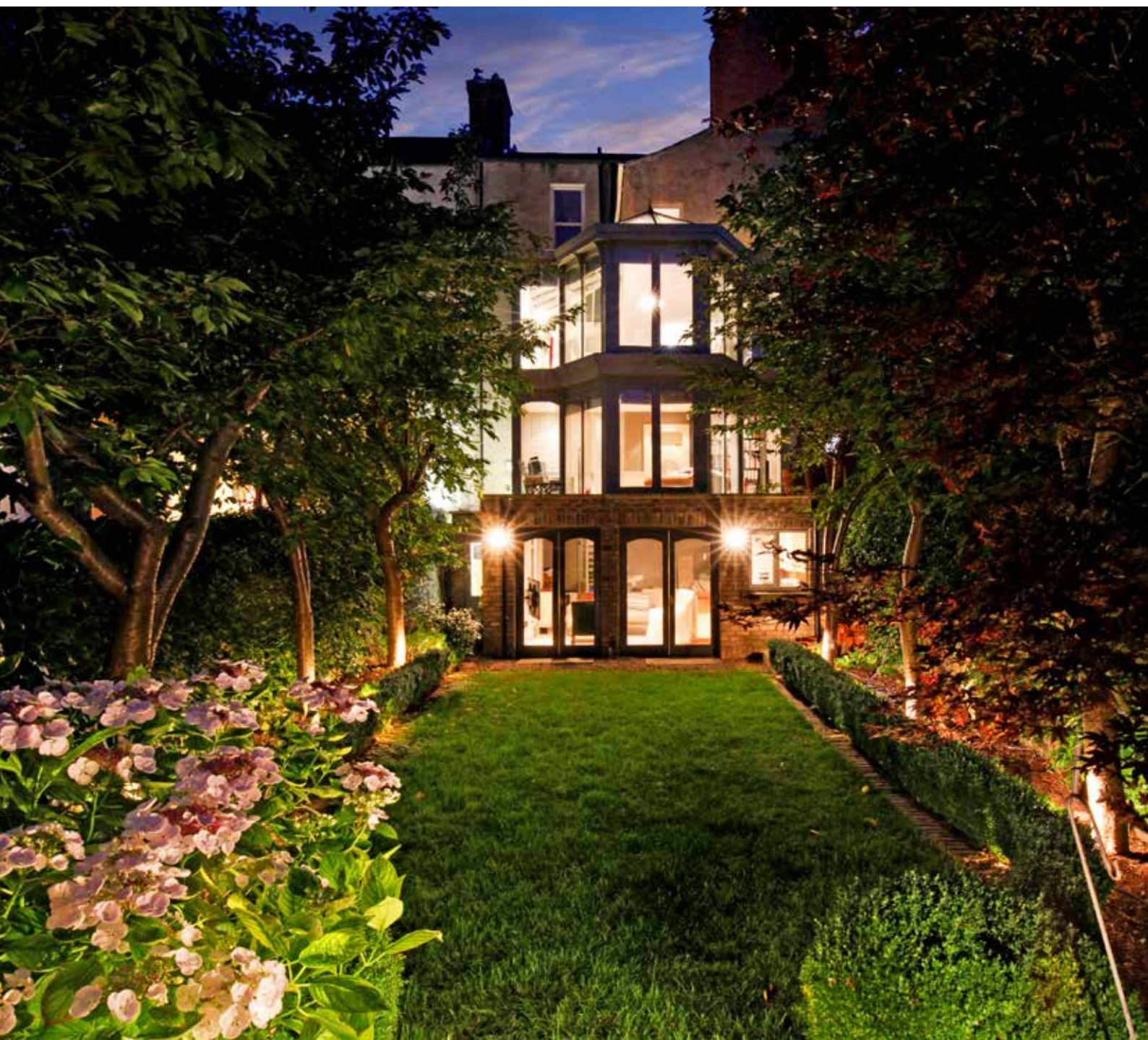
- Attractive Victorian family home
- Elegant reception rooms with pleasing period features and cornicing
- Secure off-street parking to front
- Gross internal floor area approximately c.428 sqm (4,607sqft)





- Tastefully extended to rear
- Versatile accommodation with the option to secure additional income from self-contained office
- Landscaped gardens
- Walking distance to the city centre





## Location

Many of the city's leading schools are in the immediate vicinity to include Gonzaga College, Alexandra College, Loreto on the Green, Sandford Park, St Conleths etc. together with a host of recreational amenities such as Fitzwilliam Lawn Tennis Club, Herbert Park, RDS and the Avia Stadium to name but a few.

The CBD of Dublin 2 is just a short stroll away. No.12 is a sophisticated and elegant three-storey over garden level Victorian property of distinction presented in impeccable condition, enjoying off-street forecourt parking to the front, and a charming and large landscaped garden to the rear.



Morehampton Road is one of Dublin's premier addresses, with its tree-lined views and close proximity to both the city centre and to the upmarket villages of Donnybrook and Ranelagh, this location is highly sought after.

This superb, enviable, and popular location, enjoys numerous amenities, with a choice of excellent restaurants and retail outlets a short walk away.

## Description

This bright and tasteful accommodation of c.428sqm (4,607sqft) has been thoughtfully modernised to compliment the elegant Victorian features of the period, with decorative fanlights, ornate ceilings with cornicing and magnificent fireplaces.

The property is a lavish family home supplemented with self-contained office accommodation on ground and garden level. There is car parking at the front for 3 or more cars. The property could be readily converted back into a single dwelling subject to planning permission, giving its new owner the flexibility to locate their own company within the property or supplement their income by letting the self-contained office.

Briefly, the residential accommodation is accessed via a flight of granite steps which leads into a warm and welcome Victorian hallway with feature fan light, high ceilings and solid oak timber flooring. Off the hallway is a welcoming reception room with feature bay window which interconnects into the rear dining room. The dining room is ideal for hosting guests with its wealth of period features to include decorative cornicing and marble fireplace. Off the reception hallway is a beautiful fully fitted kitchen complete with AGA, along with a dining area with views overlooking the rear garden. From the dining area is a flight of stairs which leads down to the ground floor level where one can find a sunroom where you can enjoy a quiet place to read and relax whilst overlooking the beautiful landscaped rear garden. Also located in the sun room is the original access into the front section of the ground floor, which could be effortlessly reinstated or reconverted into a private house (SPP). The lower ground floor gives access to the rear garden where there is a cheerful garden room with kitchen, which opens out on to the tranquil rear garden making alfresco dining all the easier. A fully plumbed utility and guest cloakroom are also located at garden level.

The graceful staircase leads to the hall floor return where the first of three bedrooms can be found complete with ensuite and feature fan light. On the second floor there are two double bedrooms both ensuite. The master bedroom runs the full width of the front of the house and relishes in views over the front garden and tree lined Morehampton Road, gas fire and a lavish ensuite bathroom complete with a jet shower and

separate bath. There is a hot press which is ideal for storing linen and clothing.

The accommodation at ground floor level comprises a self-contained office which can be readily amalgamated into the residential section of the house subject to planning. The entrance hallway is light filled with a feature spiral staircase, spot lighting and hardwood laminate flooring throughout, which leads onto a large and bright reception room to the front, which has an elegant bay window and a feature marble fireplace. At the rear there is another reception room, with mahogany half wall wood panelling and spot lighting. Along the hallway is a large storage area fully shelved. Located in the rear return is a fully tiled bathroom, with shower, bath, wc and whb. There is a further bathroom under the stairs at the front of the property, which benefits from tiled floors and half-wall, a wc and Adelphi whb, and additional storage space.

The garden level is accessed internally via the spiral staircase on the ground floor and is laid out to provide a hallway with two large reception rooms, one at the front with a bay window, gas fire and hardwood laminate floors and one to the rear, with fitted presses. The garden level accommodation is further enhanced by a galley style fully fitted kitchen which is located beside an external entrance door which provides additional access point. Located off the hallway to the rear is another bathroom, which is fully tiled and benefits from a shower, wc and whb. Adjacent to this is a large utility room, fully plumbed with integrated presses, hardwood laminate floors, spot lighting and a reinforced door to the rear garden/utility area.

## Gardens

The front garden is professionally landscaped with electric wrought iron gates and off street car parking with a separate pedestrian access to the main entrance level and lower ground floor. To the rear of number 12 is a relaxing garden extending to approx. 27m/ 89 ft long laid out in lawn with a mixture of mature shrubbery and young trees, the paved patio area is ideal for relaxing summer evenings. There is ample storage in the large garden shed at the rear of the garden.

## Accommodation

### Hall Floor

Bright and spacious entrance hall with a fan light, solid oak floors and ornate cornicing.

Living Room ~ 5.06 x 4.61

Feature marble fireplace with open fire, solid oak flooring, period cornicing, feature bay window with sash windows with shutter boxes and tv point.

*Double doors interconnecting into:*

Dining Room ~ 5.17 x 4.69

Feature marble fireplace with gas fire, solid oak flooring, period cornicing, sash windows with shutter boxes.

Guest wc and whb.

*Return:*

Kitchen ~ 2.98 x 4.67

Fully fitted with marble counter tops, integrated dishwasher, gas AGA and hob with stainless-steel extraction system and spot lighting.

*Leading onto:*

Breakfast Room ~ 2.56 x 3.05

Fully glazed over looking rear garden stairs leading down to ground floor.

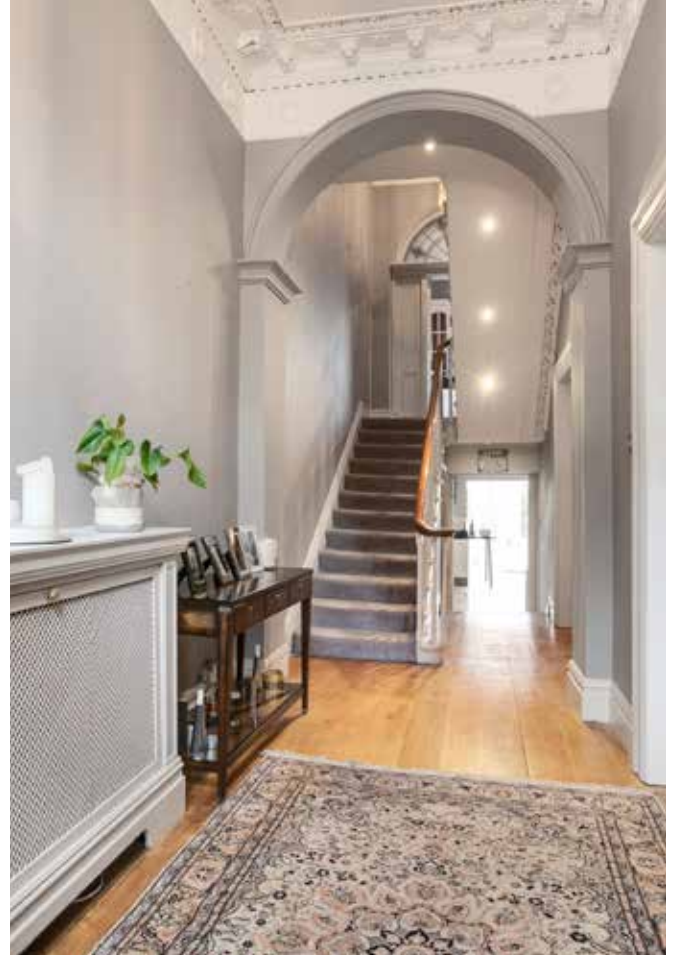
### First Floor

Bedroom 1

On return level, feature fan light, built in wardrobes solid timber oak flooring and ensuite complete with wc, whb shower and bath.

*Stairs leading up to:*

*(continued)*



Bedroom 2 ~ 3.59 x 4.82

Built-in wardrobes and solid oak flooring, ensuite complete with Charlotte wc, whb, separate shower with rain head and Charlotte bath, views over rear garden.

Master Bedroom ~ 4.65 x 4.74

Full width, built in wardrobes, solid oak flooring and fireplace with gas fire.

Ensuite ~ 5.54 x 3.38

Complete with Charlotte wc, whb, separate shower with rain head and Charlotte bath.

Linen Press ~ 2.15 x 2.00

Additional storage.

#### Ground Floor

*Entrance hallway:*

Guest wc and whb with part-tiled walls.

Reception ~ 3.35 x 4.54

Feature spiral staircase, spot lighting and hardwood laminate flooring.

Office ~ 3.65 x 4.54

Bright reception room to the front, which has an elegant bay window, mahogany half wall wood panelling and hardwood laminate flooring, feature marble fireplace .

Waiting Room ~ 3.65 x 4.66

With mahogany half wall wood panelling and spot lighting.

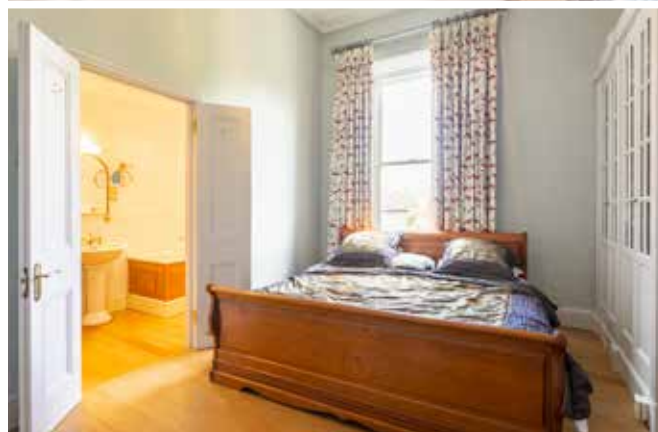
Storage ~ 1.93 x 5.04

Fully shelved with suspended ceiling.

Bathroom ~ 2.01 x 4.51

Fully tiled with shower, bath, wc, whb, spot lighting and heated towel rail.

*(continued)*



*Access point leading into main residential area.*

Sun Room ~ 5.54 x 3.77

fitted shelves and overlooking rear garden.

#### Garden Level

*Own door entrance leading into:*

Galley-style fully-fitted kitchen ~ 1.69 x 4.46

With Neff hob and extractor fan, dishwasher and integrated oven, and a fridge/freezer unit.

Waiting Room ~ 3.29 x 4.55

Feature spiral staircase leading up to ground floor, spot lighting and hardwood laminate flooring.

Office ~ 3.65 x 4.41

Bright reception room to the front, elegant bay window, hardwood laminate flooring and gas fire.

Office ~ 3.60 x 4.58

Fitted presses hardwood laminate flooring and spot lighting.

Bathroom ~ 1.88 x 2.99

Fully tiled with shower, wc, whb and spot lighting.

Kitchen/Utility ~ 3.00 x 3.88

Large utility room, fully plumbed with integrated presses, hardwood laminate floors, spot lighting.

*Additional access point leading into main residential area/utility room:*

Garden Room ~ 5.54 x 3.77

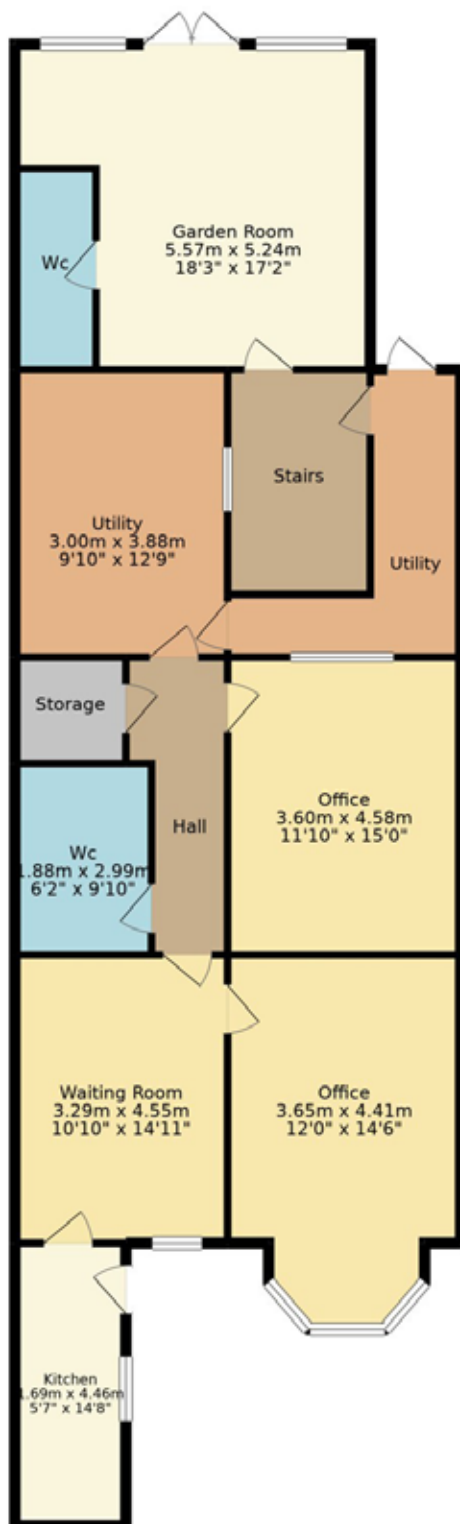
Fitted kitchen units, tiled flooring fitted shelves two sets of double doors leading out to rear garden tv point, fully fitted bathroom with shower, wc and whb.

Utility

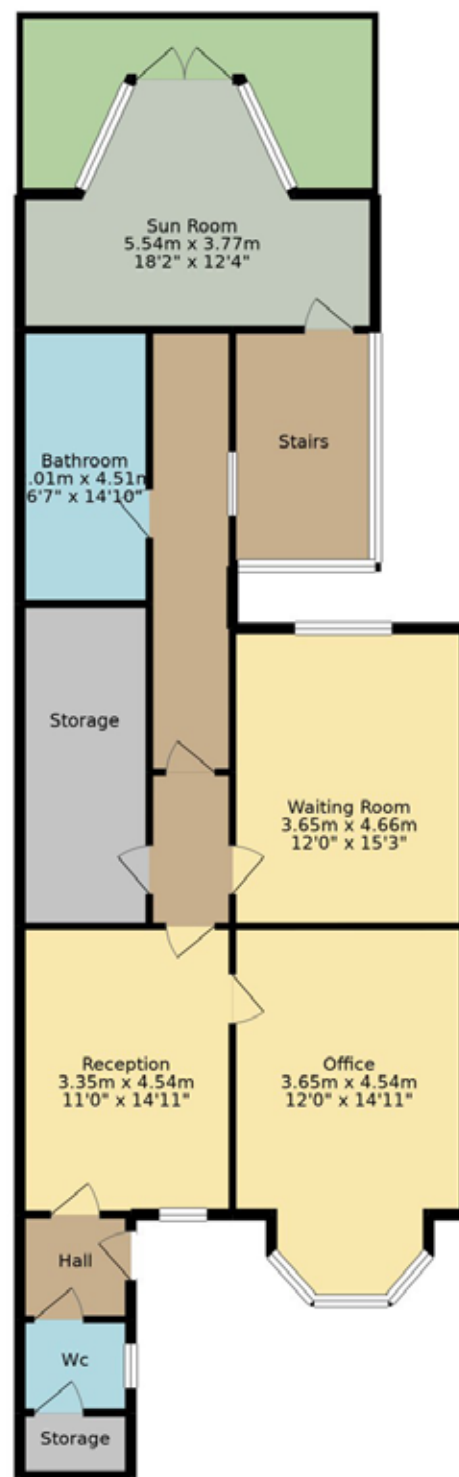
Fully plumbed utility with access to rear garden and lower ground floor of office accommodation.



## GARDEN LEVEL



## GROUND FLOOR

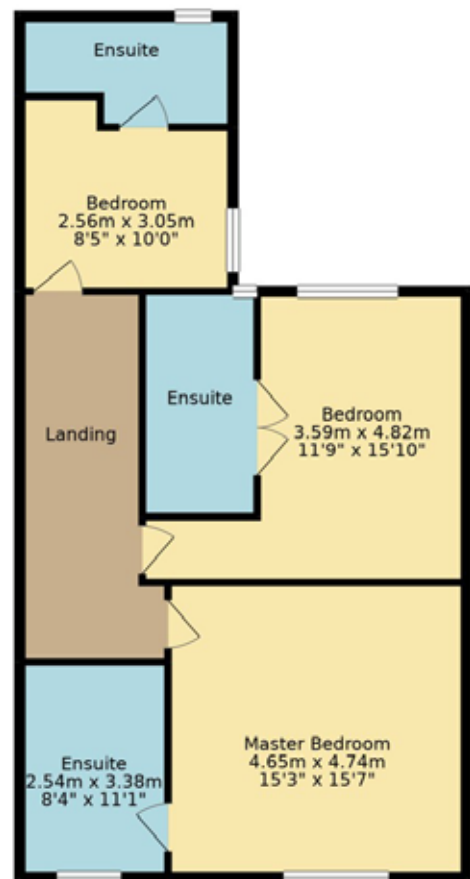


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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## HALL LEVEL



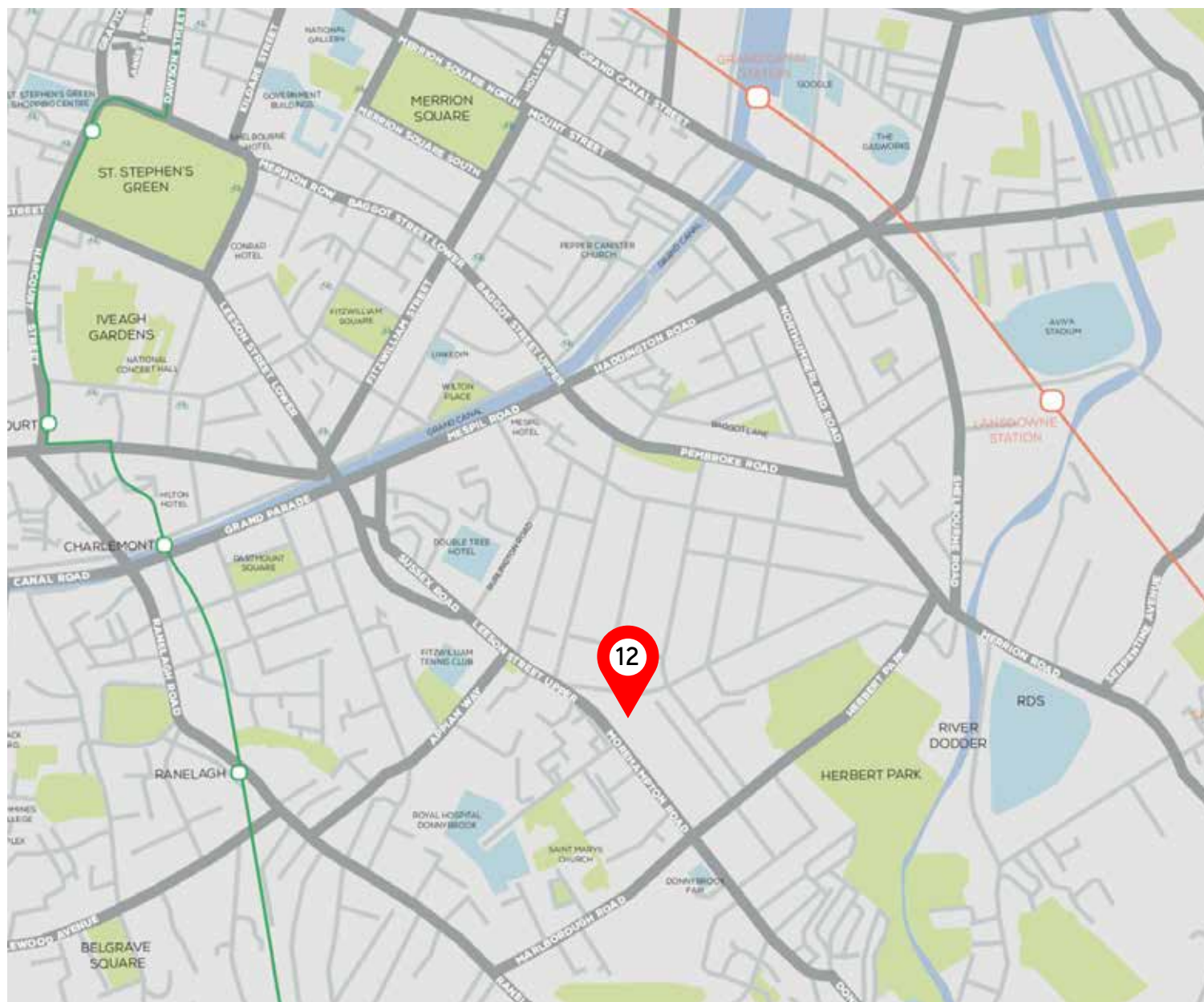
## FIRST FLOOR



## SECOND FLOOR



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## General

- Approximate floor area GIA: c. 428 sqm (4,607 sq ft)
- Gas fired central heating (two separate systems)
- Burglar alarm
- Double glazed sash style Signature windows throughout (replaced approx. 2017)
- Chimney fully repointed
- All mains services
- Commercial Rates for 2019 €6,327.90

## BER

Exempt - Protected Structure, number: 5297

## Viewing

Strictly by appointment with the sole selling agent.



psra 002226

## Contact Details

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