

# 28 GREENFIELD PARK,

*Donnybrook, Dublin 4*



SUPERIOR QUALITY LARGE DETACHED HOUSE OF CHARACTER WITH  
EXCEPTIONAL ACCOMMODATION IN DUBLIN 4





## THE LOCATION

*Donnybrook, Dublin 4*



# LIST OF LOCAL AMENITIES

## LEISURE

- Herbert Park, 32 acres
- RDS – home to the Dublin International Horse Show and Leinster Rugby
- Donnybrook Lawn Tennis Club
- St. Mary's Lawn Tennis Club
- UCD Sports & Fitness Club
- David Lloyd Riverview Health Club
- Aviva Stadium
- Energia Park
- Elm Park Golf Club
- Elm Park Tennis Club
- Dodder Park Walk
- Milltown Golf Club
- Merrion Cricket Club
- Pembroke Cricket Club
- Bective Rugby Club
- Old Wesley Rugby Club

## SHOPS & SHOPPING CENTRES

- Merrion Centre
- Dundrum Shopping Centre
- Stillorgan Village Centre
- Donnybrook Fair Gourmet Food Store
- Speciality shops, boutiques at Donnybrook and Ballsbridge Villages

## HOTELS

- Herbert Park Hotel
- Intercontinental Hotel
- Radisson Blu St. Helen's Hotel
- Morehampton Hotel
- The Merrion Hotel
- The Shelbourne Hotel

## RESTAURANTS/HOSTELRIES

- Mulberry Garden
- Marco Pierre White – Courtyard Bar & Grill
- Roly's Bistro
- Shelbourne Social
- Arthur Maynes
- Avalon Restaurant
- The Bridge 1859 Gastropub
- Horse Show House
- Crowes
- Avoca Food Market & Restaurant
- The Donnybrook Gastropub

## SCHOOLS & COLLEGES

- Gonzaga College
- St. Michael's College
- Muckross Park College
- St. Conleth's College
- St. Andrew's College
- Willow Park School
- Blackrock College
- The Terescan School
- St. Killian's Deutsche Schule
- Queen of Angels Primary School
- Gaelcholaiste an Phiarsaigh
- Scoil Naisunta Bhaile Eamonn
- UCD
- Trinity College

## CHURCHES

- Church of the Sacred Heart
- St. Mary's Church of Ireland
- Our Lady Queen of Peace
- University Church, St. Stephen's Green

28

GREENFIELD PARK

*Donnybrook, Dublin 4*







# THE PROPERTY

- ▶ Superb large detached house of character with exceptional accommodation in outstanding Dublin 4 mature location convenient to all the amenities of Donnybrook, Ballsbridge and the city centre.
- ▶ Greenfield Park is a popular tree-lined cul-de-sac road in this prestigious location, beside the UCD campus and within walking distance of shops, shopping centres, restaurants, cafes, hotels, sports and leisure facilities, primary and secondary schools, bus routes and DART station.
- ▶ Number 28 enjoys a sunny south west aspect and has the benefit of extensive living and bedroom accommodation, comprising 4 elegant reception rooms, 6 double bedrooms, a stylish fully fitted kitchen and breakfast room, conservatory, garage and a large private back garden.
- ▶ This charming residence extends to c.4,000 sq.ft (370 sq.m) and is situated in one of the most popular locations in Dublin, close to a myriad of amenities such as the 32 acre Herbert Park, the RDS, speciality shops, boutiques, sports clubs, hotels, fine restaurants and hostels; also convenient to many of the best primary and secondary schools in the country.

28

GREENFIELD PARK

*Donnybrook, Dublin 4*



28  
GREENFIELD PARK  
*Donnybrook, Dublin 4*













28  
GREENFIELD PARK  
*Donnybrook, Dublin 4*













28  
GREENFIELD PARK  
*Donnybrook, Dublin 4*













28  
GREENFIELD PARK  
*Donnybrook, Dublin 4*















28  
GREENFIELD PARK  
*Donnybrook, Dublin 4*







## FEATURES

- Great Dublin 4 location
- Well positioned on tree-lined avenue
- Sunny orientation
- Substantial house with a floor area of c.4,000 sq.ft
- 4 elegant reception rooms
- 6 fine double bedrooms
- Stylish kitchen, breakfast area and diningroom
- Charming conservatory
- Stunning private back garden
- Impressive presentation throughout
- Oil central heating and mains gas for Aga and both fireplaces
- State of the art video security system
- Excellent hi-fi audio system
- Garage

## ACCOMMODATION

### GROUND FLOOR

Entrance hall, cloakroom with w.c and w.h.b, large livingroom, separate diningroom, sunroom off it, study, family room, large kitchen and breakfastroom/ dining area, office area, laundry room.

### FIRST FLOOR

Bedroom 1 with ensuite and walk-in dressing room, bedroom 2, bedroom 3, bedroom 4, all doubles, bathroom.

### SECOND FLOOR

Bedroom 5 with storage area off it, bedroom 6, both doubles, bathroom.

### EXTERNAL

Garage, good gardens front and back.

# 28

## GREENFIELD PARK

*Donnybrook, Dublin 4*

# GROUND FLOOR PLAN





# FIRST FLOOR PLAN



GROSS INTERNAL AREA  
TOTAL: 375 m<sup>2</sup>/ 4035 ft<sup>2</sup>

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# SECOND FLOOR PLAN







# 28 GREENFIELD PARK,

*Donnybrook, Dublin 4*

## SALES ENQUIRIES



JENNY BATTERSBY  
Mobile: 086 701 4948  
Email: [jennyb@hmd.ie](mailto:jennyb@hmd.ie)  
Telephone: 01 631 8457

+353 1 631 8402  
+353 86 256 3851  
[www.hookemacdonald.ie](http://www.hookemacdonald.ie)  
118 Lower Baggot Street, Dublin 2  
Email: [sales@hookemacdonald.ie](mailto:sales@hookemacdonald.ie)  
PSRA Licence No: 001651

TERMS:  
For Sale by Private Treaty  
VIEWING:  
Strictly by appointment



Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or is its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.