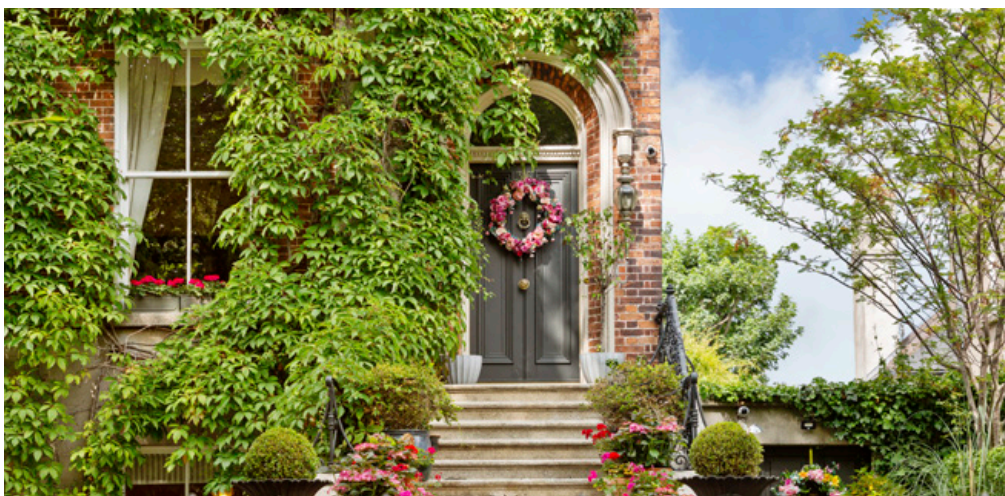




36 Lansdowne Road
Ballsbridge, Dublin 4

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INTERNATIONAL REALTY



36 Lansdowne Road, Ballsbridge, Dublin 4

Features

- Outstanding semi-detached Victorian residence.
- Completely renovated and refurbished.
- Recently refitted underfloor heating.
- Luxuriously appointed and superbly proportioned accommodation.
- Beautifully landscaped mature and utterly private rear garden.
- Superbly located on a quietly exclusive and highly sought-after road in the heart of Ballsbridge Village.
- Wonderful features of its era including 12ft. high ceilings, detailed ceiling cornicing, centre roses, and marble fireplaces.
- Impressive conservatory/breakfast room with French doors opening to the secluded rear patio.
- Electric security gates and off street carparking.
- Gas fired underfloor zoned heating throughout.
- Beautifully appointed bathrooms with feature marble tiling.
- Bose and Sonus integrated sound systems.
- Advanced security systems with cameras.
- Garden level with separate side entrance.
- Two garden sheds
- Floor area approx. 316sqm. (3,400sq.ft.)

A unique opportunity to acquire a fully renovated superbly presented Victorian semi-detached family residence benefiting from wonderfully proportioned accommodation, delightfully landscaped, mature private gardens, and secure off street carparking.

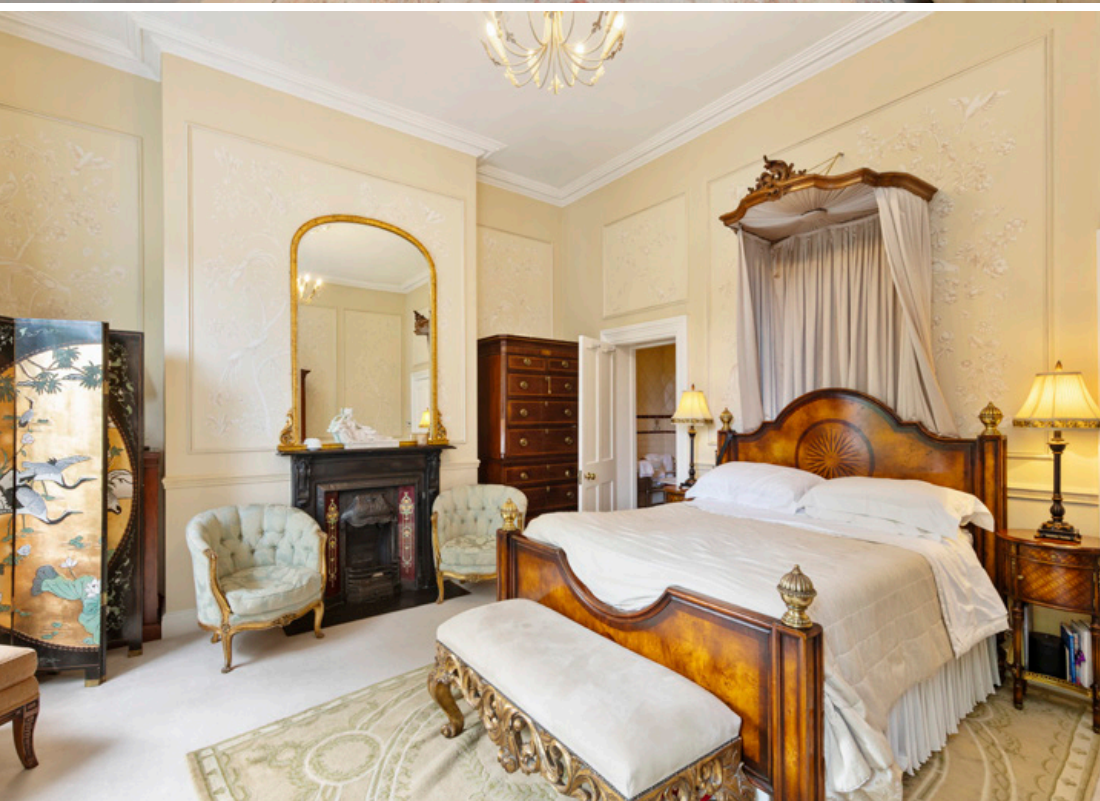
No. 36 is an outstanding and very attractive two-storey over garden level period property set behind electric gates and approached via an impressive set of granite steps. The quality and attention to detail of this stylishly renovated home is immediately apparent on entering the impressive reception hall. From the tastefully considered colour pallet, feature wall murals & panelling, beautifully appointed marble tiled bathrooms which have been tanked with porcelain shower trays and wash hand basins, Bose and Sonus integrated sound system, zoned gas fired heating, recently refitted underfloor heating advanced security system, nothing has been left to chance.

This modern renovation is perfectly married with the wonderful period features of the era including superbly proportioned accommodation, 12ft. high ceilings, detailed ceiling cornicing and coving, centre rose, and magnificent marble fireplaces.

The accommodation extends to approximately 316sqm. (3,400sq.ft.) briefly comprises drawing room, dining room & guest shower. The garden level has its own separate entrance and comprises: kitchen/breakfast room, living room, feature conservatory/breakfast room with French doors opening out to the wonderfully mature secluded patio, study, utility room, and guest wc. On the first floor there are four bedrooms including the luxuriously appointed master bedroom complete with ensuite, and bathroom.

Lansdowne Road is a prestigious and sought-after residential location a short stroll to a host of local amenities in Ballsbridge and on Baggot Street with a wide range of specialist shops, pubs, and restaurants. The property is a two minute walk to The Aviva Stadium, and the delightful recreational amenities at Herbert Park. Dublin's primary business, financial and shopping districts are all within easy reach making this a first class residential location. There is numerous city bound and cross city bus services available on Northumberland Road and the DART at Lansdowne Road is a short stroll.





Accommodation

Reception Hall: 2.15m x 7.50m (7'1" x 24'7") with intricate ceiling cornicing, centre rose, wall panelling, picture rail, inner arch.

Drawing Room: 6.30m x 5.00m (20'8" x 16'5") with intricate ceiling cornicing, hand painted floral murals on walls, centre rose, magnificent marble fireplace with cast iron inset, slate hearth, sliding sash windows with working shutters.

Dining Room: 6.40m x 5.00m (21' x 16'5") with ceiling coving, marble fireplace, cast iron inset, slate hearth, sliding sash windows with working shutter.

Half Landing: 2.15m x 3.60m (7'1" x 11'10") feature space with a continuation of the wall panelling, currently used as a piano area but would make a nice reading room as well.

First Floor

Master Bedroom: 5.60m x 5.00m (18'4" x 16'5") with ceiling coving, centre rose, cast iron fireplace with tiled inset and slate hearth, hand painted floral murals on walls, wall panelling.

Ensuite: comprises rolltop cast iron freestanding bath, pedestal wash hand basin, wc, floor mounted chrome towel rail, fully tiled walls.

Bedroom 2: 2.75m x 4.00m (9' x 13'1") with ceiling coving, wall panelling, magnificent timber fireplace with cast iron inset, built in wardrobes.

Bedroom 3: 3.75m x 2.55m (12'4" x 8'4") with ceiling coving, picture rail, built in wardrobe.

Bedroom 4: 4.00m x 2.90m (13'1" x 9'6") with wall panelling, cast iron fireplace with slate hearth.

First Floor Return

Lobby Area: with door to a good shelved hot press.

Bathroom: comprising cast iron rolltop freestanding bath, pedestal wash hand basin, wc, tiled floor and fully tiled walls.

Hall Return: with a shelved hot press.

Guest Shower Room: very well appointed, comprising step in shower, wash hand basin on chrome stand, wc, marble tiled floor and partly marble tiled walls.

Garden Level: with separate entrance from the side.

Reception Hall

Kitchen/Breakfast: 4.75m x 8.25m (15'7" x 27'1") the kitchen is fitted with a range of cupboards, wall and floor presses, a larder, granite worktop with one bowl undercounter sink unit, two ring Aga with Aga companion, marble splashback, space for freestanding American style fridge freezer, with wine rack over, second larder, integrated dishwasher, display cabinets, marble fireplace, wall panelling, ceiling coving, centre island with a granite worksurface with drawers, breakfast bar, porcelain tiled floor, door into

Living Room: 4.65m x 6.20m (15'3" x 20'4") with ceiling coving,

wall panelling, marble fireplace, coal effect gas fire, porcelain tiled floor, two arches open through to a

Breakfast Room / Conservatory: 5.80m x 4.75m (19' x 15'7") magnificent room with a continuation of the porcelain floor, wall panelling, French doors opening out to the rear garden.

Utility Room: comprises granite work surface with Belfast style sink, plumbed for washing and dryer, fully tanked understairs storage area with two gas boilers.

Guest W.C: comprises wc, wash hand basin, marble tiled floor and wall.

Study: 2.15m x 3.40m (7'1" x 11'2") with an extensive range of built in presses and drawers, built in desk, tiled floor.

BER Information

BER: Exempt

Eircode

D04 T6H3



Outside

The front garden is set behind an electric gate and is railed boarded by hedging and flowerbeds. Cobble lock driveway provides excellent off street carparking.

Pedestrian door to landscaped side passage leads to the side courtyard and the magnificent rear garden, which is an outstanding selling feature of this wonderful family home. Directly behind the house there is a paved patio with curved red brick wall and steps leading to the main garden which is largely lawned is wonderfully stocked with an abundance of mature shrubs, bushes and plants to include a pair of rose albas, mature camellias, agapanthus & red robin tree. Cobble lock area to the rear with large garden shed. Pond. Mature sycamore trees offer complete seclusion to the rear. There are two garden sheds. Number 36 has one of the largest rear gardens on the road.





FLOOR PLANS Not to scale - for identification purpose only.

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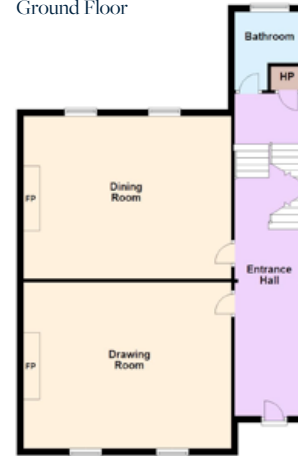
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Garden Floor



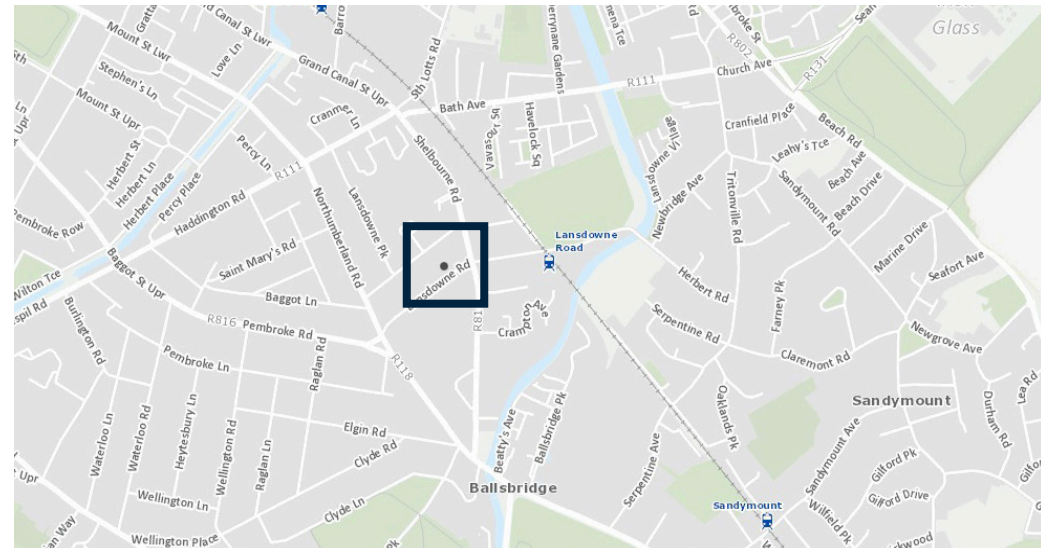
Ground Floor



First Floor



Second Floor



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