

BER D1



98 Haddington Road  
Ballsbridge, Dublin 4

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INTERNATIONAL REALTY





An exceptional investment opportunity in the heart of one of Dublin's most prestigious addresses

Situated in the vibrant heart of Ballsbridge, 98 Haddington Road is a substantial period property offering immediate access to one of Dublin's most sought-after neighbourhoods. Surrounded by a host of amenities, this attractive residence provides ample accommodation with significant potential to create a unique family home or retain as an investment opportunity. With the Grand Canal, Herbert Park, and the city centre all within walking distance, this location is unmatched for convenience and prestige.

The property is currently arranged as six self-contained units, offering excellent rental income potential. In addition to the six main units, there is a further room and a rear storage shed, providing added flexibility for accommodation or development. The house retains many original features, including high ceilings and large windows flooding the property with natural light, and offers ample space to reconfigure or upgrade, subject to planning permission.

Ballsbridge is renowned for its blend of tree-lined road alongside city centre connectivity, benefitting from immediate access to top-tier schools, restaurants, cafés, and recreational amenities. Excellent public transport options are available, including Dublin Bus routes and nearby DART stations, ensuring swift connections to the city centre and beyond. St. Stephen's Green, Google HQ, Grand Canal Dock and the IFSC are all just minutes away, while the Eastlink toll bridge provides easy access to Ireland's motorway network and Dublin Airport.

## 98 Haddington Road, Ballsbridge, Dublin 4

### Features

- One of Dublin's most prestigious addresses in a prime location
- Spacious period property arranged in five self-contained units
- Two additional bedrooms offering extended accommodation options
- Rear storage shed suitable for conversion or utility use (subject to planning permission)
- High ceilings and period charm throughout
- Excellent investment or refurbishment potential
- Close to Grand Canal, Herbert Park, and the city centre
- Superb transport links via bus, DART, Luas and cycle routes
- Walking distance to shops, restaurants, cafés, and amenities
- Accommodation extending to approximately 192 sqm (2,068 sqft)



## Accommodation

**Entrance Hall:** 1.55m x 8.55m (5'1" x 28'1") carpeted with electricity metres, fire alarm control panel and burglar alarm.

### Unit 1

3.65m x 4.9m (12' x 16'1") with two windows overlooking the front, built-in wardrobe, kitchenette with stainless steel sink, space for under counter fridge, Zanussi electric oven with four ring hob and tiled splashback.

### Unit 2

With hallway leading into

**Bedroom:** 3.75m x 4.4m (12'4" x 14'5") with laminate flooring, window overlooking the front, built-in wardrobe.

**Kitchenette:** 1.85m x 2.35m (6'1" x 7'9") with tiled floors, a range of kitchen presses, single bowl stainless steel sink, Nordmende electric oven with four ring hob above, space for microwave and space for under counter fridge.

**Shower Room:** With tiled floors, part-tiled walls, step-in shower, WHB, WC.

### Unit 3

4.15m x 3.55m (13'7" x 11'8") with two windows overlooking the rear passageway.

**Kitchenette:** 1.9m x 2.5m (6'3" x 8'2") with linoleum floors, part tiled and timber-panelled walls, window over looking the rear, single bowl stainless steel sink, space for under counter fridge, electric oven, door through to

**Shower Room:** With tiled floors, part tiled and part timber-panelled walls, step in shower, WHB, WC.

**Communal Shower Room:** With tiled floors, timber clad walls, step in shower with tiled walls, whb, wc and water tank, hot press with storage.

**Storage Room:** 4.05m x 2.1m (13'3" x 6'11") with gas boiler, pedestrian access to rear passageway, pedestrian access to Cranmer Lane.

**Bedroom:** 1.85m x 4.8m (6'1" x 15'9") to the left of front door with window overlooking the front, archway through to a

**Kitchenette:** with single bowl stainless steel sink, space for an oven and space for undercounter fridge.

### First Floor

#### Unit 4

4.15m x 3.6m (13'7" x 11'10") with window overlooking the rear, step up into a

**Kitchenette:** 1.9m x 2.3m (6'3" x 7'7") with linoleum flooring, single bowl stainless steel sink, window overlooking the rear, space for an under-counter fridge/freezer and oven with stainless steel extractor fan.

**Shower Room:** With linoleum floor, wallpapered walls, step in shower with wood panelling, WC, WHB.

#### Unit 5

**Kitchenette:** 1.5m x 3.8m (4'11" x 12'6") with laminate flooring, a range of kitchen presses, single bowl stainless steel sink, space for an undercounter fridge/freezer and space for an electric oven.

**Shower Room:** With linoleum flooring, tiled walls, step in shower, WC, WHB.



**Bedroom:** 3.65m x 4.65m (12' x 15'3") with two windows overlooking the front, built in storage cupboards, hatch to the attic.

### Unit 6

**Bedroom:** 3.75m x 4.55m (12'4" x 14'11") with window overlooking the front.

**Kitchenette:** With tiled floors, tiled splashback, range of kitchen presses and drawers, electric oven with electric hob over, single bowl stainless steel sink, space for under counter fridge.

**Shower Room:** With tiled floors, part-tiled walls, step-in shower, WHB, WC.

## BER Information

BER: D1

BER Number: 118730878

EPI: 248.61 kWh/m<sup>2</sup>/yr

## Eircode

D04 H3C3



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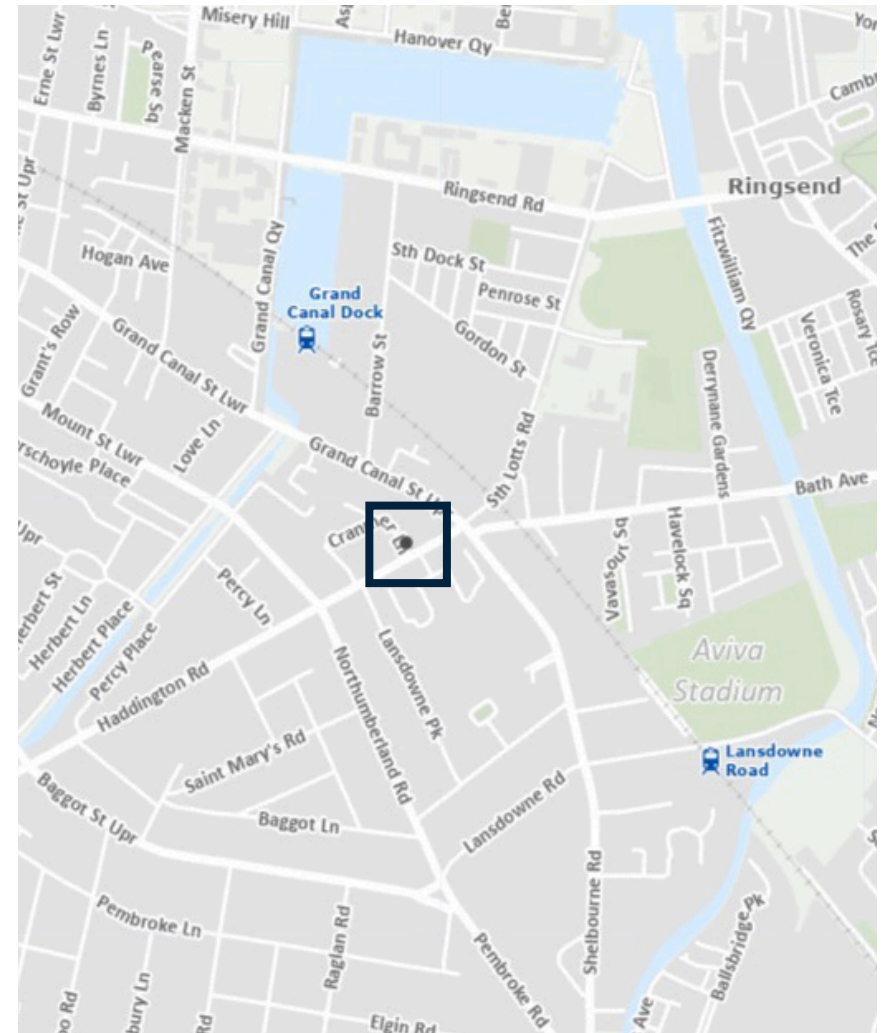
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FLOOR PLANS Not to scale - for identification purpose only.

### Ground Floor



### First Floor



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