

Hamptons

INTERNATIONAL

2 St. Mary's Road, Ballsbridge, Dublin 4, D04

4 

GUIDE PRICE


£3,420,000

(€3,950,000)

Property details



Attributes

 **Garden**

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Description

4 bedroom house for sale DNG are delighted to launch to the open market No. 2 St Marys Road, an instantly appealing and most striking residence. Nestled along one of Dublin's most prestigious residential roads, this magnificent double-fronted red brick period home is a rare and exceptional offering. Combining graceful architecture with generous proportions, this property captures the charm and sophistication of a bygone era, while offering modern comfort in a prime city location. Arguably one of the finest homes to come to the market this year, No. 2 St Mary's Road is most impressive and is sure to tick all the boxes of a growing family. Behind the pretty façade, this fine home extends to approx. 368 sq mt, is laid out over two spacious levels and oozes style, sophistication and grandeur. The generously proportioned accommodation comprises: a gracious entrance hall with elegant reception rooms to both the left and right, a large wraparound kitchen/ dining/ family room, separate utility room, guest WC, a hidden butlers pantry, an atrium area on the landing, three generous, dual aspect bedrooms (all with ensuite bathrooms and the luxurious master bedroom has incorporated bedroom 4 as a full size dressing room) The real gem of this property is its wonderful, wraparound garden. This superb and most tranquil space offers multiple patio area where one can enjoy the sun at all times of the day, it is beautifully outlined by a colourful selection of specimen trees and mature shrubbery offering complete privacy. There is also a wonderful feature mosaic wall and a water feature. Located on the iconic St Mary's Road, this property enjoys a peaceful, leafy setting just moments from the vibrant heart of Ballsbridge. The area is home to a host of amenities including: Herbert Park, the Aviva Stadium, and the RDS. A choice of boutique shops, cafes, and restaurants in both Ballsbridge and on Baggot Street are literally on your doorstep. There are many excellent transport links such as the DART and multiple bus routes which provide easy access to Dublin city centre and the Airport. St Mary's Road is also within close proximity to the many of the top schools in South County Dublin such as: St. Conleth's, St. Michael's, Muckross Park, Sandford Park, Gonzaga, Alexandra College, Blackrock College, Mount Anville as well as UCD and Trinity College. Viewing of this fantastic home comes highly recommended.

Entrance Hall An elegant hallway with beautiful cornicing, centre rose, dado rail, carpet and doors leading to...

Drawing Room: An exceptionally large room to the right of the hallway with two wonderful marble open fireplaces, delicate cornicing, centre roses, original wooden floor, dado rail, pillars enabling the room to be divided if desired, access to a secret Butlers pantry (2.57m x 1.54m)

Family Room A peaceful room to the left of the hallway with coving, centre rose, a marble open fireplace, wooden floor and shelving units

TV Room Dual aspect room overlooking and providing access to the sunny garden with tiled floor, an antique ceramic stove, and steps down to...

Kitchen/ Dining Room A large wraparound room with floor tiles and floor to ceiling glass overlooking the garden, double doors to the garden and kitchen with ample eye and base level units, a very large island with storage under, integrated Fisher & Paykel dishwashers, a classic black Aga range with a decorative tiled splashback, a range of integrated Gaggenau cooking appliances, a large Hiaba fridge/ freezer and recessed lighting

Guest WC Located off the entrance hallway with WC, freestanding WHB, feature wall lighting and carpet

Utility Room Large utility room with ample high gloss built-in units, sink, plumbed for washing machine, floor tiles and door to rear garden

Atrium A wonderful space on the return offering a multitude of potential uses but currently set up as a home office/ study area with a built-in desk unit, wall mounted units providing ample shelving, skylight, recessed lighting and carpet

Landing With beautiful stained-glass window, built-in bespoke mirrored, storage presses from wall to wall, coving, recessed lighting, wooden floor and doors leading to...

Bedroom 1 A luxurious, dual aspect master suite overlooking the front of the property with marble fireplace and gas fire inset, coving, carpet and door to...

Dressing Room/ Bedroom 4 A large, dual aspect bedroom currently laid out as a show stopping dressing room with a selection of shelving, hanging and drawer spaces, built-in vanity unit with sink, mirrored slide robes, coving, centre rose, recessed lighting and wooden floor

Ensuite Bathroom A generous ensuite bathroom with WC, WHB, an extra-large step-in power shower, heated towel rail, wall and floor tiles, access to attic and recessed lighting

Bedroom 2 A large, dual aspect double bedroom with built-in wardrobes, a cast iron open fireplace, coving, centre rose and access to a roof terrace

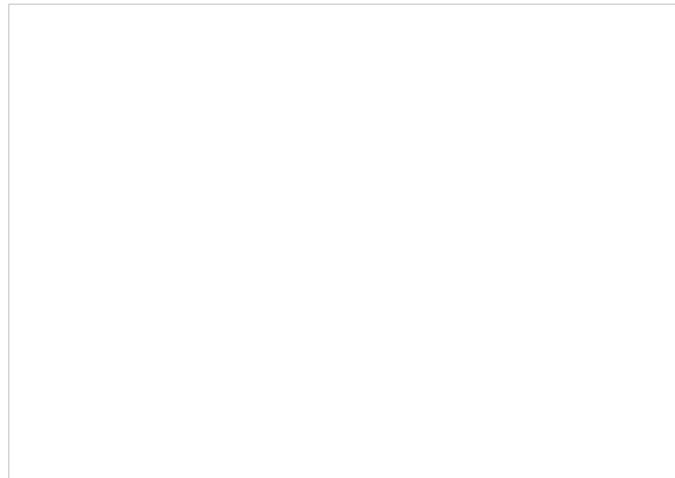
Ensuite Bathroom With WC, WHB, step-in power shower, wall and floor tiles and a heated towel rail

Bedroom 3 A large, dual aspect double bedroom overlooking the front of the property with built-in wardrobes, coving, centre rose and carpet

Ensuite Bathroom With WC, WHB, step-in power shower, heated towel rail and wall and floor tiles

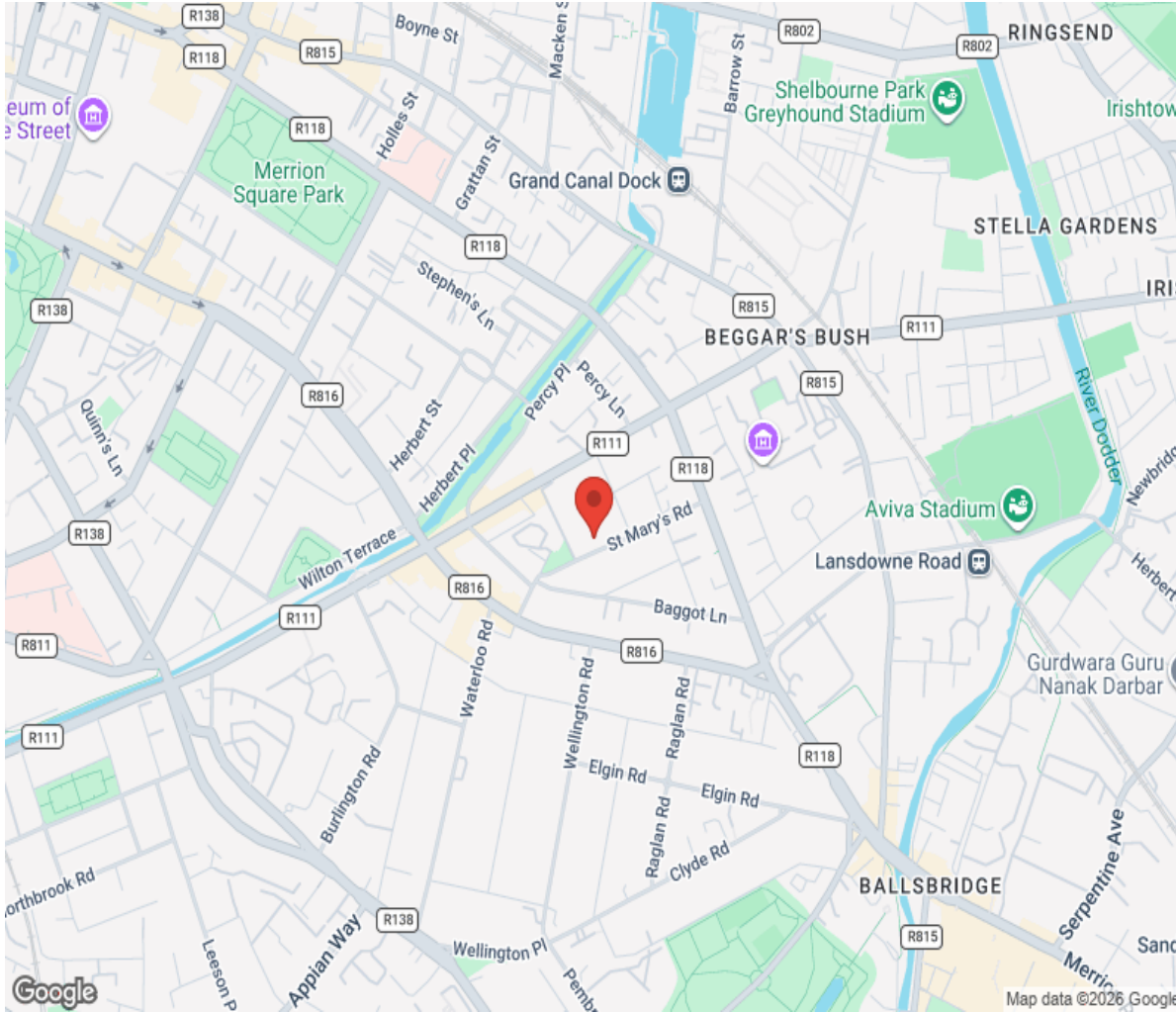








Location



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