

Hamptons

INTERNATIONAL



15 Marlborough Road, Donnybrook, Dublin 4, D04

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GUIDE PRICE

£2,160,000

(€2,500,000)

Property details



Attributes

-  Gym
-  Garden

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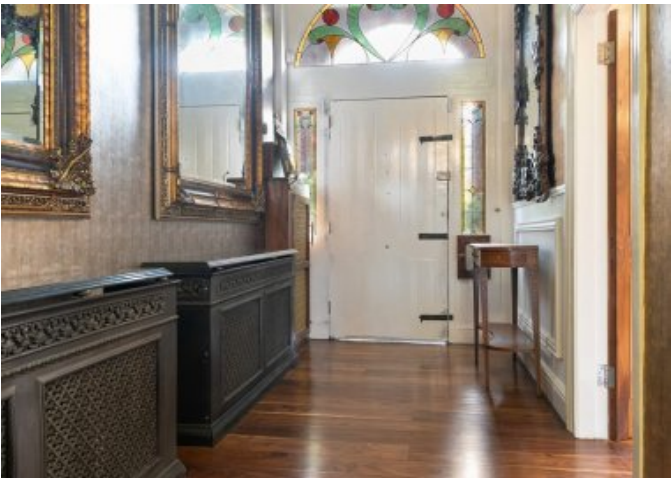
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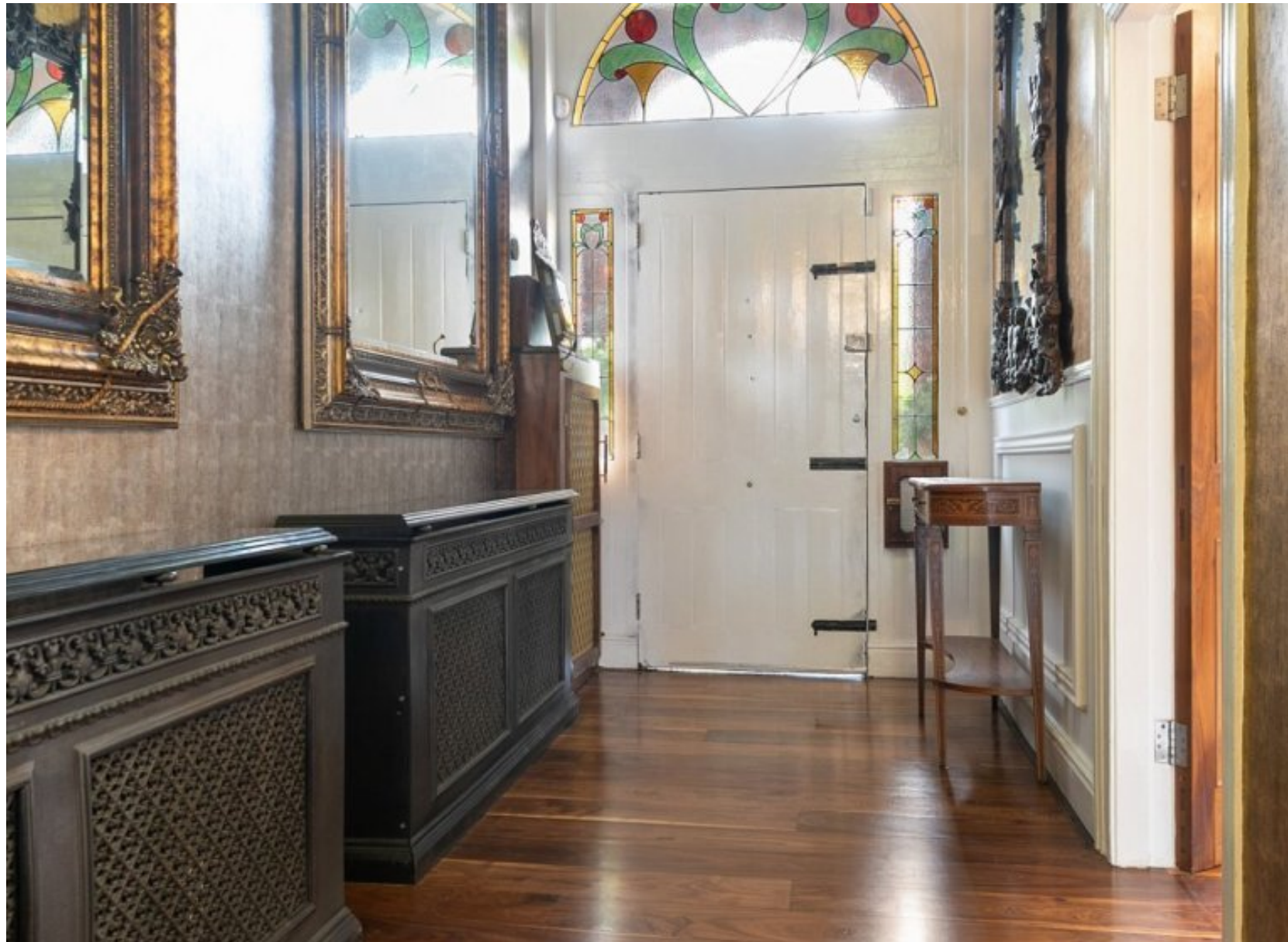
Description

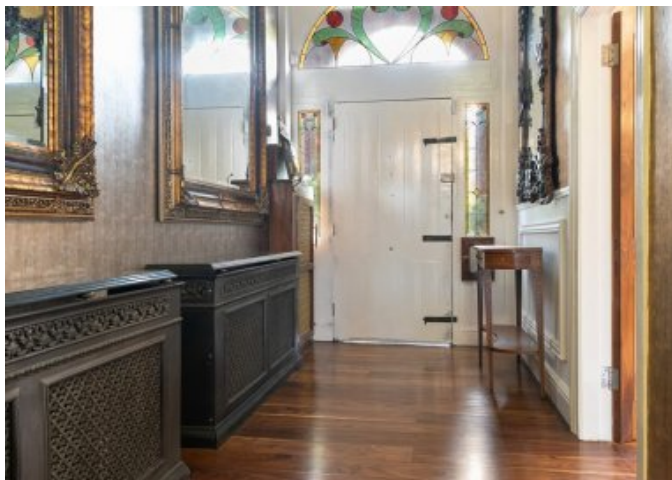
4 bedroom house for sale DNG are proud to present 15 Marlborough Road, a very fine and charming home to the open market. Nestled on the tree-lined and highly sought-after Marlborough Road in the heart of Donnybrook, this exceptional redbrick family residence seamlessly combines timeless character with modern comfort. Beautifully presented and in turnkey condition, this handsome period property offers three exquisite reception rooms, four generously sized bedrooms, a bright and versatile attic room, and the added bonus of a self-contained two bedroom studio — ideal for guests, extended family, or home office use. Step through the welcoming entrance and you're greeted by high ceilings, ornate cornicing, and original fireplaces — all lovingly preserved. The spacious footprint extends to approx. 2,475 sq ft with each room offering warm, inviting spaces for both family living and entertaining. The luxurious accommodation comprises: entrance hall, formal living room, kitchen, family/TV room, dining room, guest WC and upstairs there are four generous bedrooms (master ensuite) three bathrooms and a further attic room. The rear garden is decked and bordered by mature trees and shrubs. There is a step down to a lower garden where the studio can be accessed. There is pedestrian access out to the lane at the rear. No. 15 Marlborough Road further benefits from a terrific two bedroom studio. The studio extends to approx. 925 sq ft and comprises: kitchen, living area, utility area, bathroom and two bedrooms upstairs. The studio offers a multitude of uses including a home office, gym or au pair accommodation. Located just seconds from Donnybrook Village, one can enjoy easy access to artisan cafés, boutique shops, and top schools, with Herbert Park and the city centre only a short stroll away. Excellent public transport links make commuting effortless. Viewing of this fine family home comes highly recommended.

Entrance Hall with coving, centre rose, wooden floor, wall lighting and understairs SMART storage
Guest WC with WC, WHB, heated towel rail, wall tiles, wooden floor, LED mirror and shelving unit
Living Room Overlooking the front of the property with wooden floor, coving, centre rose, marble fireplace with stove insert and wall panelling
Kitchen Cream wooden fully fitted kitchen with floor to ceiling presses, wooden floor, integrated induction hob, integrated dishwasher, plumbed for washing machine, full size integrated fridge, integrated oven & grill and wall lighting
TV/ Family Room Cosy internal room with limestone fireplace with stove, feature panelled alcoves, coving, centre rose and wooden floor
Dining Room/ Conservatory Overlooking the rear garden with pitched glass roof and windows along the back, wood burning stove, feature tiles wall, wooden floor and doors to the garden
Landing with wall panelling, coving, 3 skylights, dado rail, carpet and doors leading to...

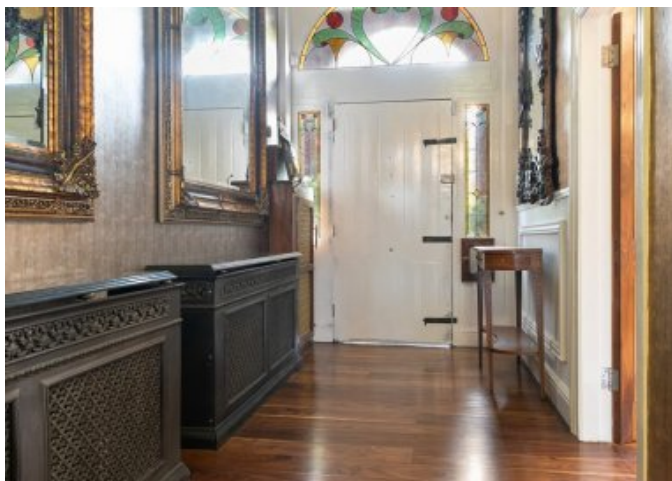
Bedroom 1 Large double bedroom overlooking the front, wooden floor, feature panelled wall, marble fireplace with open fire, built-in wardrobes and shelving, coving, centre rose
Bedroom 2 Large double bedroom overlooking the rear garden, carpet, coving, centre rose, built-in wardrobes, fireplace with insert stove
Ensuite Bathroom with WC, WHB, step-in shower, wall panelling, wall lights, floor tiles, heated towel rail and storage press
Bedroom 3 Double bedroom overlooking the front of the property, built-in wardrobes, carpet, coving, centre rose, attic access
Bedroom 4 Single bedroom overlooking the rear garden, wooden floor, coving, centre rose, built-in wardrobes
Bathroom with WC, WHB, step-in double shower, floor tiles, wall panelling, heated towel rad, wall lights, Velux window
Bathroom with WC, WHB with storage under, heated towel rail, floor tiles, wall panelling, large power shower, wall lights, Velux window
Attic Room with carpet, 3 Velux windows and ample eaves storage



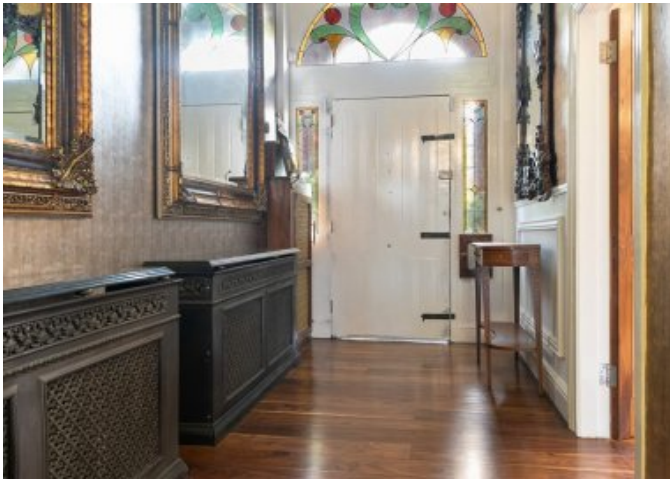


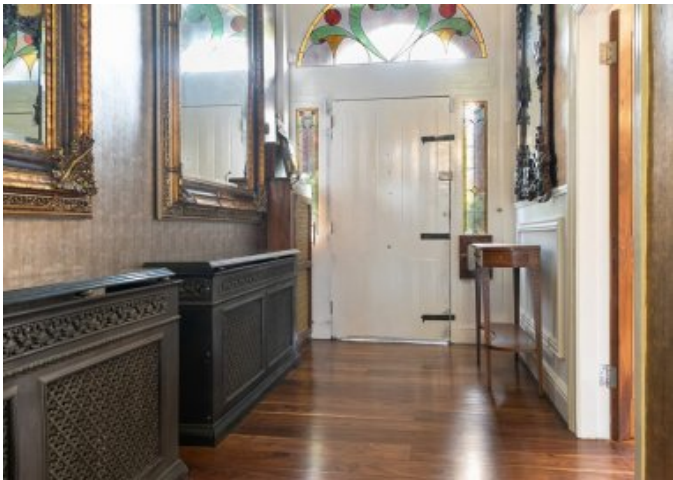




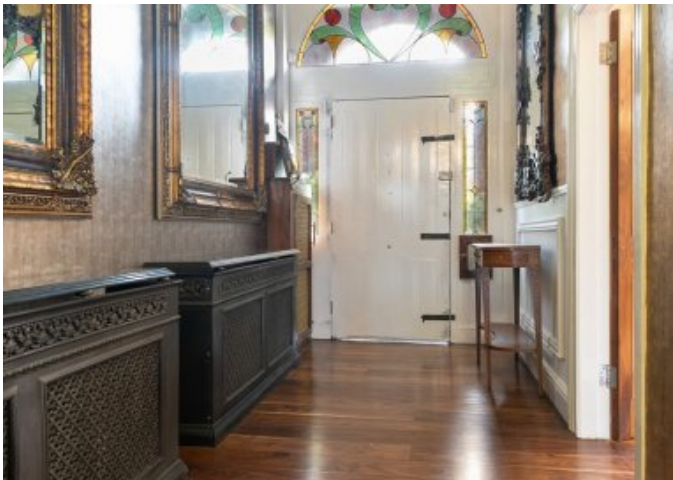


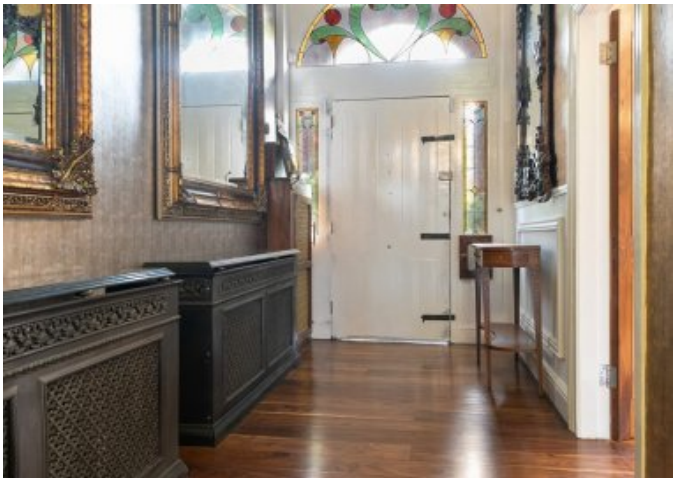


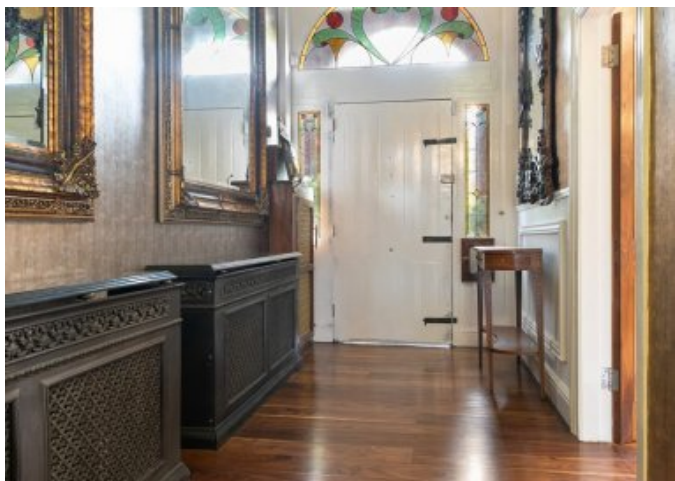
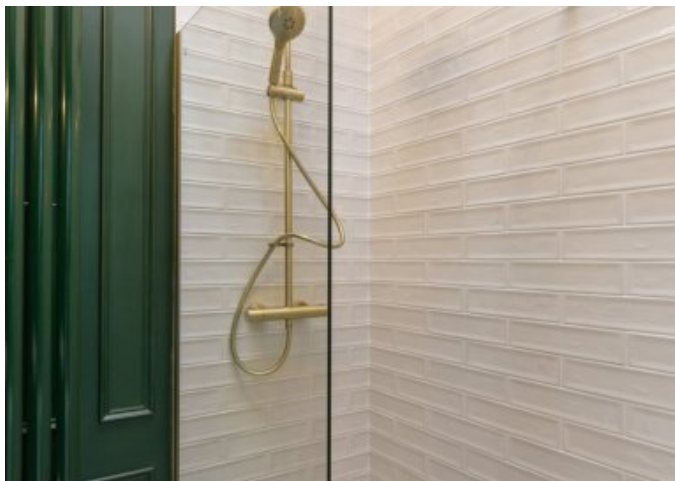




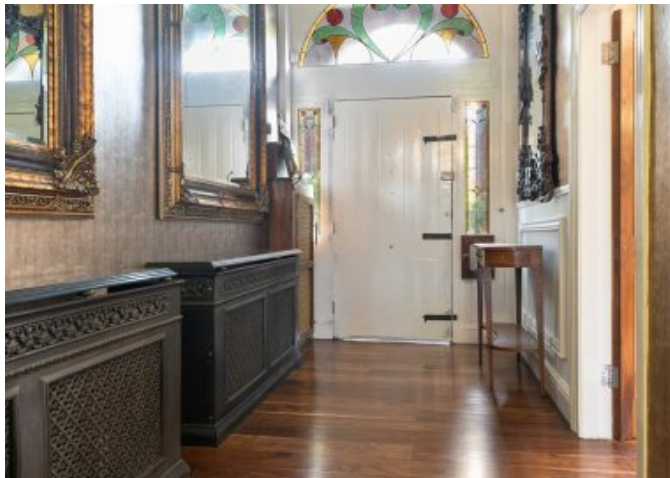






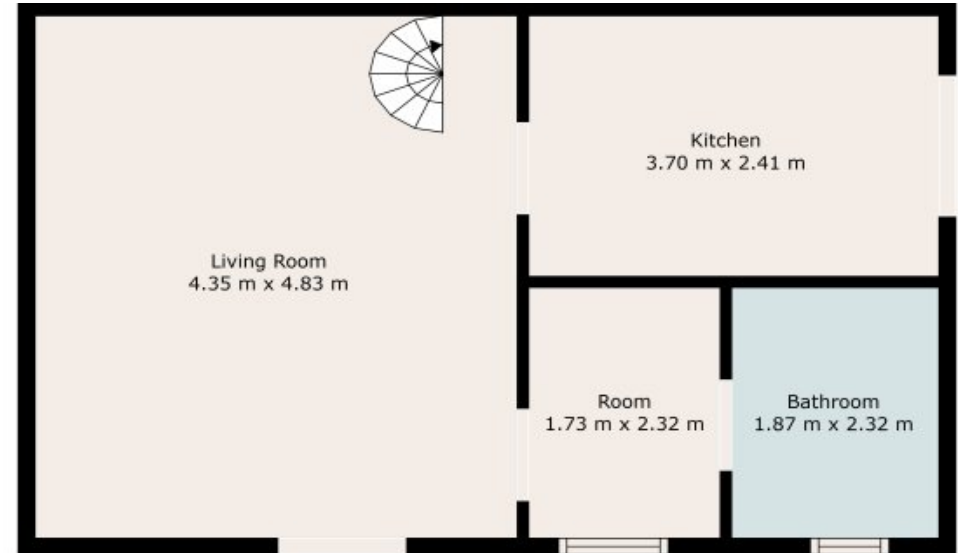
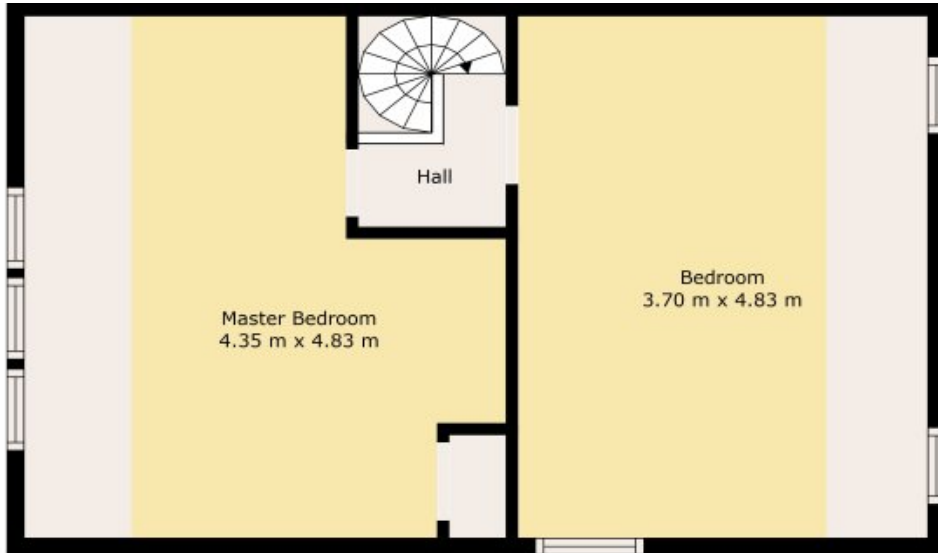




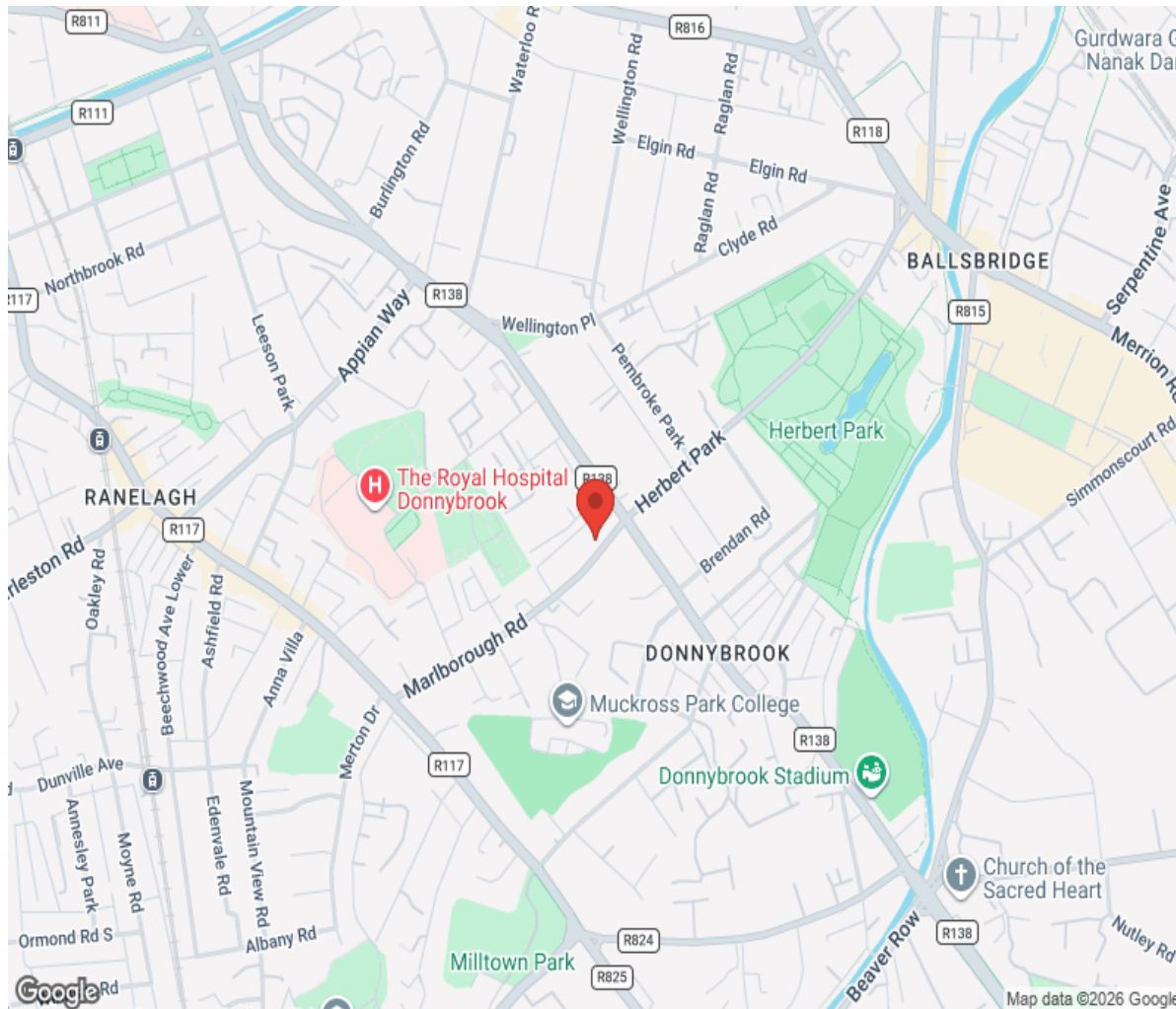




Floor plan



Location



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