

Hamptons

INTERNATIONAL



20 Waterloo Road, Ballsbridge, Dublin 4, D04

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GUIDE PRICE



£2,170,000

(€2,500,000)

Property details



Attributes

-  **Gym**
-  **Private parking**
-  **With land**
-  **Garden**
-  **Refurbished**

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Description

5 bedroom property for sale DNG is delighted to launch 20 Waterloo Road, an instantly striking and most appealing period residence located on the highly regarded Waterloo Rd. This charming three storey over garden level home has been beautifully restored and lovingly maintained over the years and is in wonderful condition, ensuring a comfortable and stylish living experience for the next owners. No 20 offers the perfect blend of old-world character and contemporary living in a prime city location, nestling in the heart of one of Dublin's most prestigious, convenient and sought-after areas. Beyond the elegant façade, the internal accommodation extends over four spacious levels (plus attic room): At Hall level, there is a gracious entrance hall, a kitchen/breakfast room with a sun-drenched raised terrace, a formal dining room and a guest WC. A study/office, overlooking the rear garden, is located on the return to the first floor. On the first floor, there is an exquisite drawing room, spanning the width of the house and overlooking the front garden towards leafy Burlington Rd. This opens through folding doors to a relaxed living room overlooking the rear garden. The return to the second floor looks out over a small, tiled terrace with views over the rear garden and south-east Dublin. On the second floor, there are three generously proportioned bedrooms and a large family bathroom. There is a well-lit landing leading to the spacious attic room and the adjacent full bathroom. At garden level, there are a further two generous bedrooms (the one to the rear offering direct access to a sheltered but sunny patio and currently used as a relaxation room/gym), a generous shower room, large utility room and access to a further sunken sunny terrace at the front. The garden level of this property could lend itself well to a self-contained unit with its own entrance from the front terrace. This fantastic home further boasts an array of period features such as marble fireplaces, ornate ceiling coving, centre roses, original sash windows and working shutters. The gardens to both front and rear of this fine home are most impressive. The house is well set back from the road with ample secure parking behind electric wrought iron gates in a smart cobble lock driveway. Tall mature beech and escallonia hedging offers maximum all year-round privacy to the lawned area and the front sunken terrace, where one can enjoy the sun late into the evening. The rear garden is landscaped, with trees and well stocked herbaceous border and flanked by solid tall granite walls. It is largely laid out in lawn with a paved suntrap patio at the back and sheltered but sunny sunken terrace at the house. Steps from the terrace outside the kitchen give access to the garden. Original granite steps from the hall level lead down to the rear sunken terrace. Waterloo Road is one of Dublin's most sought after and coveted residential roads, being within walking distance of St. Stephen's Green, Grafton Street and many of Dublin's principal places of business. Herbert Park is 15 minutes walking distance and provides superb recreational amenities including playgrounds, tennis, bowling and relaxing walks around its 34 acres and along the river Dodder. Excellent local shopping facilities and eateries at Baggot Street, Ballsbridge and Donnybrook are all within a comfortable stroll, as are some of Dublin's finest schools such as St Conleth's College, Gonzaga College, Sandford Park School and Muckross Park. The Teresian's School, Mount Anville School, Alexandra College, St Michael's College and Blackrock College are all within a short drive, bus journey or DART ride away. Trinity College (20 minutes' walk), UCD (20 minutes by bus) and TU, Aungier Street (29 minutes' walk) are all close by. The AVIVA stadium, RDS., National Concert Hall, National Gallery of Ireland, Bord Gais Energy Theatre, Gaiety Theatre and other places of interest are within walking distance or a short taxi ride away. The area is well serviced by public transport - bus, DART, Luas and Aircoach to Dublin airport. Viewing of this terrific family home comes highly recommended.

Entrance Hall: 1.96m x 10.86m A gracious hall with beautiful cornicing, centre rose, dado rail, picture rail, original wooden flooring and feature archway. Alarm panel.

Dining Room: 5.32m x 4.84m Overlooking the front garden with a tiled cast iron fireplace and wooden mantle, carpet, centre rose, beautiful cornicing and picture rail.

Kitchen/ Breakfast Room 5.44m x 4.7m Bright room with a range of built in handmade wood units, integrated oven and grill, integrated gas hob, plumbed for dishwasher, coving, picture rail, Amtico tiled floor and opening to a sunny terrace with stairs to garden.

Hall landing: 1.97m x 2.51m Door to garden; cloak room/hot press.

Guest WC: 2.91m x 1m With WC, WHB, wall and floor tiles, heated towel rail, recessed lighting.

Landing: 2.08m x 1.5m With coving, carpet, glazed doors to.

Study/Home Office: 2.99m x 1.96m Located on the return with a large window overlooking the rear garden, beautiful cornicing and carpet.

Drawing room: 4.55m x 7.48m An impressive room which spans the width of the property overlooking the front garden with an open marble fireplace, picture rail, beautiful cornicing, centre rose, original wooden floor and double doors leading to...

Living room: 4.63m x 5.2m A relaxing room with cornicing, picture rail, carpet, marble fireplace with gas inset, bespoke (Oakline) built in units in the alcoves and a large window overlooking the rear garden.

Landing: 1.92m x 1.53m With a large window opening to a

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small, tiled terrace. Landing: 3.66m x 1.35m Bedroom 1: 4.6m x 4.23m Double bedroom overlooking the front of the property, built in wardrobes, recessed lighting with laminate and coving. Bedroom 2: 4.63m x 3.62m Large double bedroom overlooking the rear garden, coving, built in wardrobes, carpet and wall lighting. Bedroom 3: 5.15m x 2.5m Double bedroom overlooking the front of the property with carpet and coving. Bathroom: 3.64m x 1.49m Large family bathroom with WC, freestanding bath, heated towel rail, floor tiles, part tiled walls, recessed ceiling lighting, coving, a bespoke (Christoff) built in vanity unit with WWB, marble top, shelving, drawer storage and recessed lighting. Attic Room: 5.28m x 4.1m Large bright room with two large Velux windows, recessed lighting, laminate floor, built in storage and ample eaves storage. Panoramic views from the iconic Poolbeg chimneys to the Dublin mountains. Bathroom: 1.91m x 3.16m With WC, WHB, with built in vanity unit, bath with shower attachment, separate shower unit with Velux window overhead, part tiled walls and eaves storage. Devi mat underfloor heating. Garden level. Hallway: 1.82m x 7.76m With laminate floor, recessed lighting. Utility Room: 2.61m x 1.27m With a range of built in units with sink, plumbed





























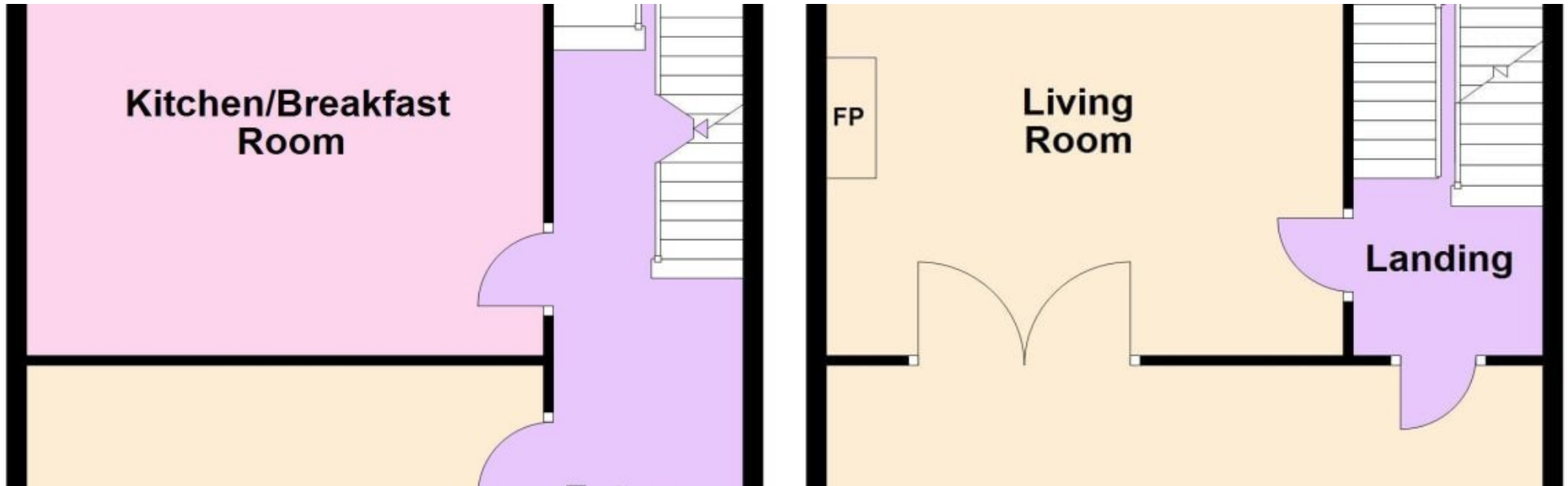








Floor plan



Location



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