

Hamptons

INTERNATIONAL

12 Temple Villas, Palmerston Road, Rathmines, Dublin 6, D06

4  4  3 

GUIDE PRICE

£4,280,000

(€4,950,000)

Property details



Attributes

-  **Private parking**
-  **Garden**
-  **Refurbished**

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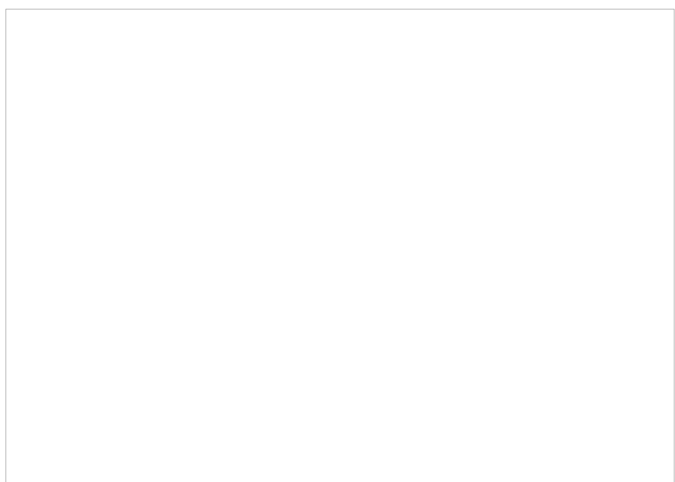
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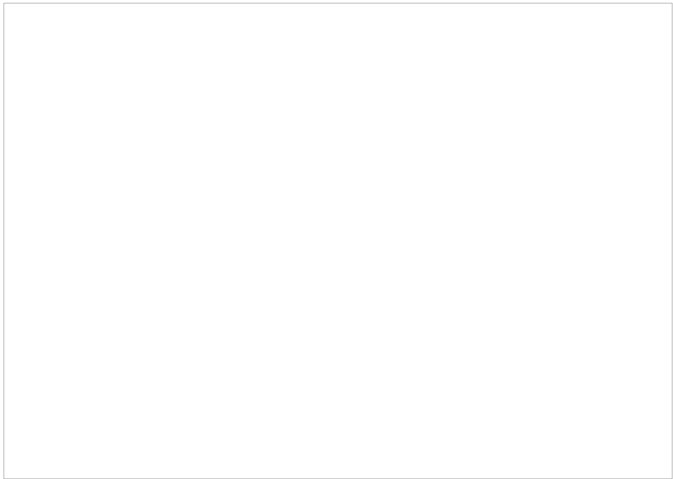
Description

4 bedroom house for sale DNG are proud to present this magnificent Victorian residence on Temple Villas to the market. This substantial home has been refurbished and extended to an exacting standard, combining timeless period elegance with a sophisticated modern specification. The thoughtful and highly functional layout is beautifully complemented by an abundance of natural light throughout. From the moment of arrival, it is immediately apparent that a home of exceptional substance lies within. Set back behind electric gates, the property enjoys a generous private driveway providing ample off-street parking, while the carefully restored red-brick façade gives a clear indication of the quality and attention to detail found inside. Positioned on the western side of Palmerston Road, the house further benefits from an ideal west-facing orientation to the rear. The property extends to approximately 385 sq m (4,144 sq ft). The accommodation is both elegant and exceptionally well considered, blending refined Victorian detailing with contemporary comfort across multiple levels. At entry level, a series of beautifully proportioned reception rooms immediately impress, featuring oak flooring, ornate ceiling roses, detailed coving, picture rails and original sash windows with shutters, all of which were fully refurbished in 2022. Striking marble fireplaces provide focal points throughout, while a warm and inviting family room sits alongside the formal reception space. The entrance hallway sets a strong tone on arrival, with oak flooring, dado rail and decorative plasterwork underscoring the quality evident throughout the home. The house has been comprehensively refurbished and extended, originally completed in 2009 and further upgraded in 2022, with a strong emphasis on comfort, efficiency and long-term performance. A twelve-zone underfloor heating system runs throughout the property, complemented by a Vantage lighting and home automation system and extensive audio-visual wiring. The kitchen occupies its own dedicated level and is a superb contemporary space, finished with limestone flooring, granite worktops, bespoke Bulthaup cabinetry, a pantry area and high-quality integrated appliances. This kitchen and lower-level extension received an RIAI Commendation, reflecting the calibre of design and execution. From the kitchen, a further set of steps leads down to an additional lower level, thoughtfully created by the current owners as part of their renovation works. This space accommodates a dedicated cinema room and a temperature-controlled EuroCave wine cellar, adding a distinctive and luxurious layer to the home's living accommodation. Also on this level is a generous store room providing invaluable extra storage space. Upstairs, the bedroom accommodation is generous, flexible and rich in character. The principal suite is particularly impressive, comprising a large bedroom, an elegant dressing room with bespoke joinery by Cillian Johnston, and a beautifully appointed en suite with wet-room shower and refined finishes throughout. The remaining bedrooms are all well proportioned and feature cast-iron fireplaces, picture rails and bespoke storage. The bathrooms, as well as the downstairs guest WC, are finished to an exceptional standard, including a striking top-floor bathroom with freestanding bath and large walk-in rainwater shower. A bright and practical utility room is also located on the top floor. To the rear, the property enjoys a truly outstanding garden measuring approximately 75 ft by 40 ft. Wonderfully private, sunny and west facing, it provides a superb outdoor setting for both family use and entertaining — a rare and highly sought-after feature on Palmerston Road. Temple Villas is widely regarded as one of Dublin's most desirable residential addresses, combining architectural distinction with exceptional convenience. Situated in the heart of Dublin 6, the property is within easy reach of Rathmines, Ranelagh and Portobello, offering an outstanding selection of cafés, restaurants, shops and local services. The city centre, St. Stephen's Green and Grafton Street are all easily accessible, while excellent public transport links include regular Dublin Bus services and nearby LUAS stops. The area is also well served by some of Dublin's most respected schools and colleges, making this an exceptional long-term family home in one of the capital's most prestigious settings.

Entrance Hall 6.16m x 2.12m
 Reception Room (Front) 6.00m x 4.58m
 Reception Room (Rear) 4.68m x 4.58m
 Family Room 4.78m x 4.73m
 Kitchen/Living/Dining 10.00m x 5.81m
 Pantry 1.25m x 1.96m
 Hallway 0.82m x 5.06m
 Home Cinema 5.19m x 5.22m
 Wine Cellar 2.48m x 1.53m
 Comms 0.82m x 2.26m
 Plant Room 2.48m x 1.82m
 Store Room 2.64m x 2.09m
 Courtyard 2.45m x 2.09m
 Hallway 3.62m x 4.73m
 WC 1.25m x 2.56m
 Bedroom 1 6.04m x 4.58m
 En-suite 3.18m x 2.53m
 Dressing Room 4.64m x 4.58m
 Bedroom 2 4.54m x 4.32m
 Bedroom 3 3.86m x 4.82m
 Shower Room 2.61m x 2.04m
 Landing 4.76m x 6.95m
 Bedroom 4 3.69m (max) x 4.87m
 Bathroom 4.54m x 1.99m
 Utility 1.51m x 1.99m
 Landing 4.06m x 4.87m

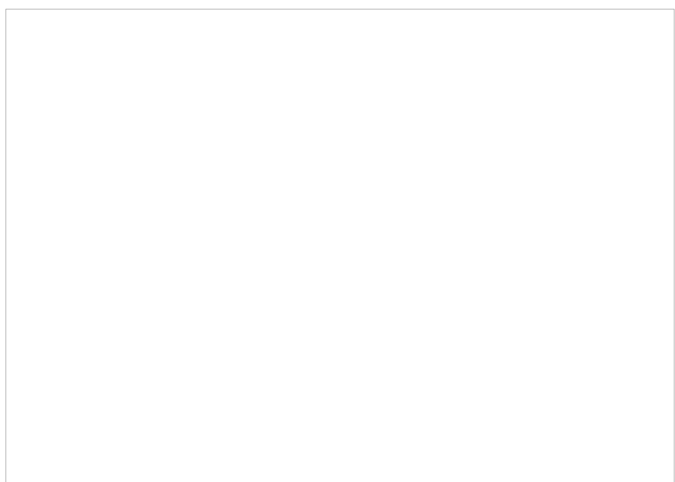








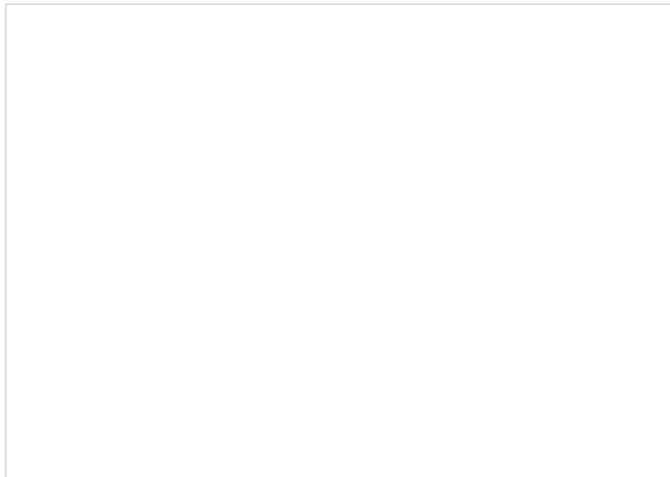








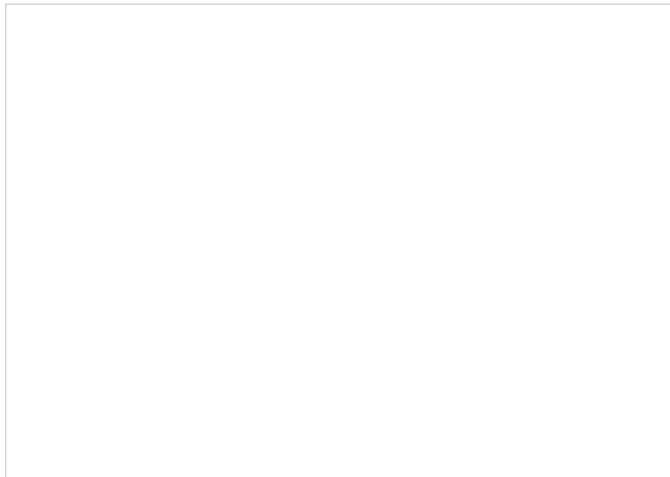








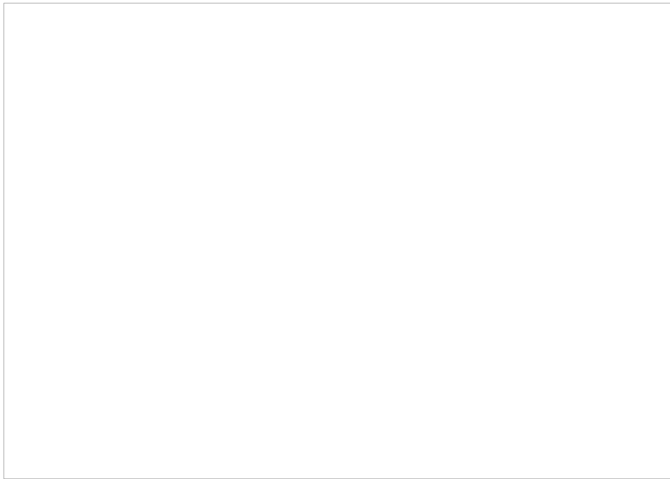




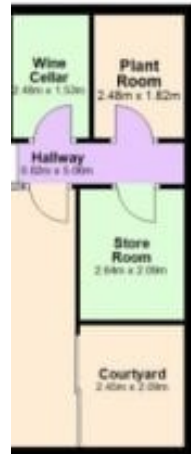








nd Floor



Ground Floor



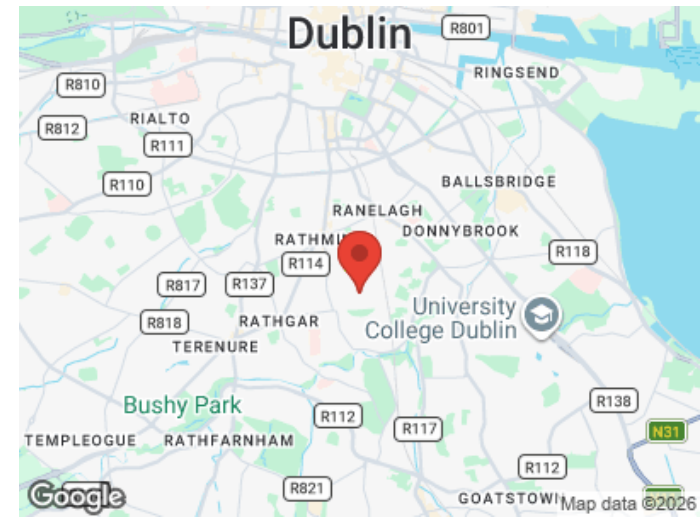
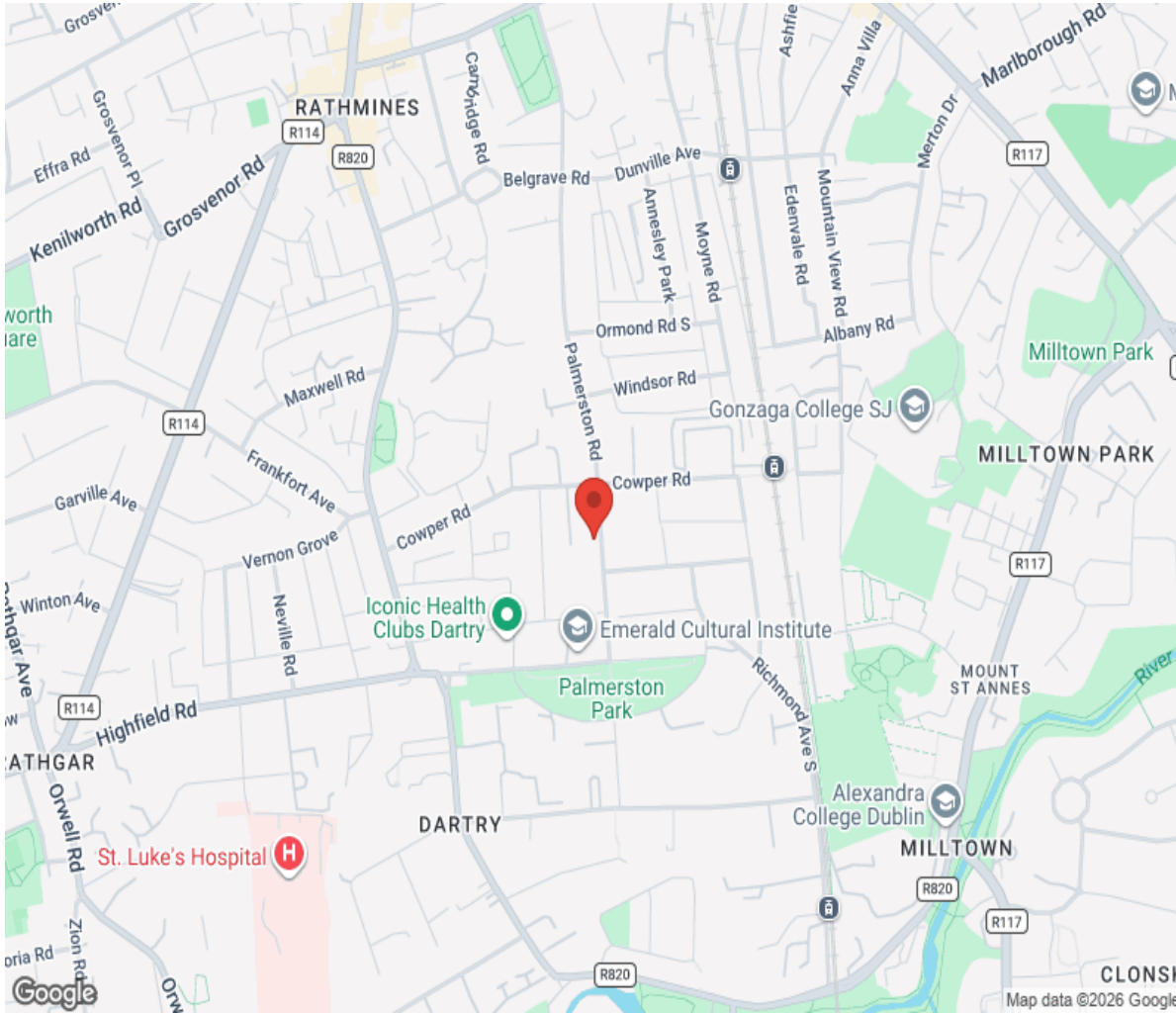
First Floor



Seco



Location



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