

Hamptons

INTERNATIONAL



44 Mountain View Road, Ranelagh, Dublin 6, D06

3  3  2 

GUIDE PRICE

£1,610,000

(€1,850,000)

Property details



Attributes



Garden



Refurbished

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£1,610,000

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3 3 2

Description

3 bedroom house for sale Situated on the sunny and notably quiet side of Mountain View Road, this beautifully reimagined Edwardian redbrick semi-detached family home offers a rare blend of period charm, contemporary design, and exceptional family functionality. Distinguished by its redbrick façade with granite detailing and generous proportions, the property exudes both elegance and everyday comfort. Renovated in 2014, the house underwent a comprehensive, architect-led transformation, leaving virtually no element untouched and resulting in a home of outstanding quality and finish. The renovation included a full structural upgrade with complete rewiring, replumbing, reroofing in traditional Blue Bangor slates, and the addition of a striking, light-filled rear extension. Designed by renowned Ranelagh-based architect Alan O'Connell, the extension introduces a wonderful sense of space, flow, and calm, centred around a private courtyard that draws natural light deep into the home. Energy efficiency was prioritised throughout, achieving an impressive B3 BER rating, particularly notable for a period home that retains original features and an open fireplace. Underfloor heating in the extension ensures year-round comfort, while the gas stove provides an atmospheric focal point. At the heart of the home is exceptional bespoke joinery by Dermot Bracken, with tailored cabinetry and storage solutions throughout, ensuring the house remains beautifully ordered and effortlessly functional. Internally, the accommodation is generous and versatile. Two elegant reception rooms are connected via double doors and feature high ceilings, original Edwardian fireplaces, bespoke cabinetry and abundant natural light. The principal living room serves as an elegant and comfortable sitting room while the second reception room offers flexibility as a dining or family room. The kitchen forms the true heart of the home, flooded with natural light from floor-to-ceiling Vindr patio doors and a large roof window. Arranged across three seamlessly connected zones, it features a substantial quartz-topped peninsula, a Belfast sink overlooking the garden, a large pantry press, a half-door opening into the central courtyard, and beautifully crafted bespoke cabinetry. A generous seating area with a deep window seat and stove completes this warm and inviting living space, with direct access to the garden. Upstairs, the layout has been intelligently reconfigured. A former front bedroom has been incorporated into an impressive principal suite with wall-to-wall wardrobes and a luxurious ensuite. A further attic conversion provides a beautifully atmospheric room complete with exposed original brickwork, Velux windows, and elevated views towards Beechwood Church and across the city. The remaining bedrooms are bright, generously proportioned, and thoughtfully designed. A large family bathroom features a salvaged wrought-iron bath painted in Middleton Pink by Farrow & Ball, a bespoke quartz vanity top, a generously sized wet room style shower with premium Merlyn enclosure, Italian tiling, and elegant finishes throughout. A cleverly designed laundry area, guest wc, cloakroom storage, and custom utility spaces complete the internal accommodation and further enhance everyday living. The landscaped rear garden, designed by Sheldonii Landscape Design, has been transformed into a private oasis, a tranquil suntrap with abundant planting that comes into its own in late spring and early summer. A covered side passage, discreet bin storage, and a compact garden shed further enhance practicality. The location is second to none, a vibrant community set in the heart of Ranelagh, within short walking distance of the Luas Green Line at Beechwood, providing swift access to the city centre and beyond. The area is renowned for its excellent schools, including Sandford Park School, Gonzaga College, Muckross Park College and St Mary's College Rathmines. Several highly regarded primary schools are also within a short walk. Local amenities abound, with Ranelagh Village and Dunville Avenue offering an array of cafés, restaurants, boutiques, and everyday services, while nearby parks and recreational facilities further enhance the appeal of this exceptional family home in one of Dublin 6's most sought-after residential settings.

Entrance Hallway A welcoming entrance hallway featuring ceiling coving, a centre rose and decorative archway. Additional period details include a dado rail and original floorboards. There is an alarm system installed, a cloakroom and useful under-stairs storage which is plumbed for a washing machine.

Guest WC Comprising a tiled floor, floating wc and wash hand basin with vanity unit. The room is finished with wainscotting, a quartz countertop and a window providing natural light.

Living Room An elegant reception room with ceiling coving, centre rose and picture rail. There are bespoke built-in storage and a marble fireplace with a tiled insert. The room retains its original floors and benefits from two sash windows. Interconnecting doors lead to the dining room.

Dining Room A bright and well-proportioned space with ceiling coving and centre rose. Specific features include bespoke built-in storage, a marble fireplace with tiled insert and a sash window.

Kitchen / Dining Room A spacious and stylish kitchen with built-in wall and floor units by Dermot Bracken Cabinetry. The kitchen includes quartz countertops, a Belfast sink, integrated Bosch dishwasher, built-in pantry, and recessed lighting. Specific features include an

exposed brick wall, Vindr patio doors, stove and built-in seating. A large skylight floods the room with natural light while underfloor heating provides additional comfort. A half door leads to the courtyard and garden. Landing The landing provides access to the attic and features a wooden floor, skylight, and exposed wooden beams. There is also under-stairs storage. Family Bathroom A beautifully appointed bathroom with tiled floor and wainscoting. It comprises a wrought iron roll-top bath, floating wc and wash hand basin with vanity unit, along with a rainwater shower. There are recessed lighting and an extractor fan. Bedroom Double bedroom overlooking the rear garden, featuring a wooden floor and cast-iron fireplace. Bedroom A bright double bedroom with centre rose ceiling coving and picture railing. The room has wooden flooring, built-in storage, and double sash windows. En Suite Finished with a tiled floor, rainwater shower, wash hand basin with vanity unit and floating wc. A quartz countertop completes the space. Bedroom A further double bedroom with wooden flooring, built-in storage, ceiling coving, centre rose and picture railing. There is also a cast-iron fireplace. Attic Room A bright and versatile attic room with three Velux windows allowing excellent natural





















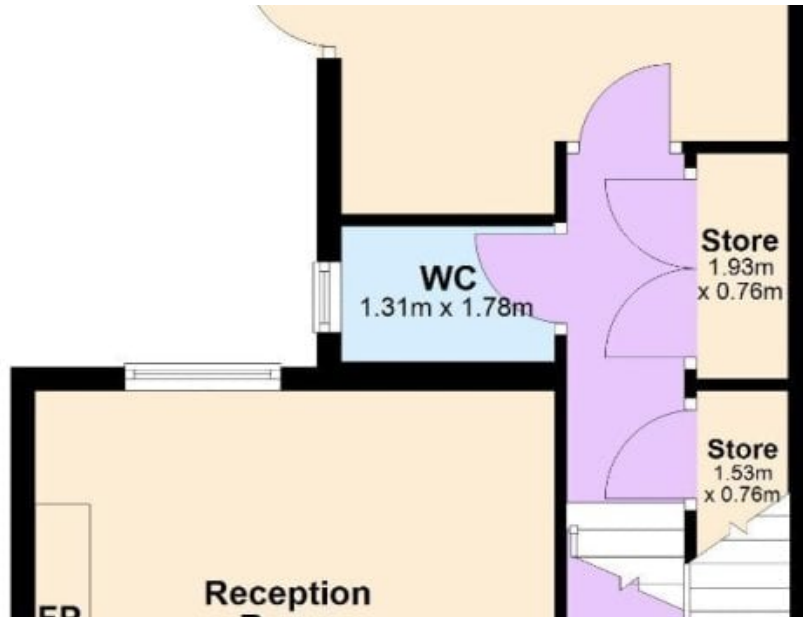




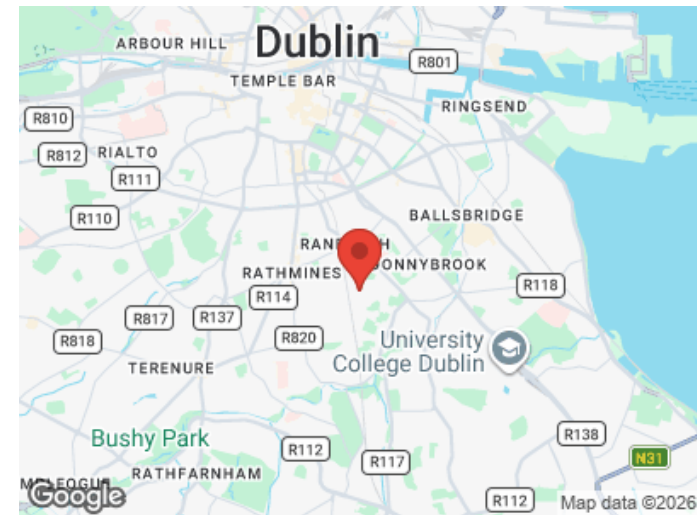
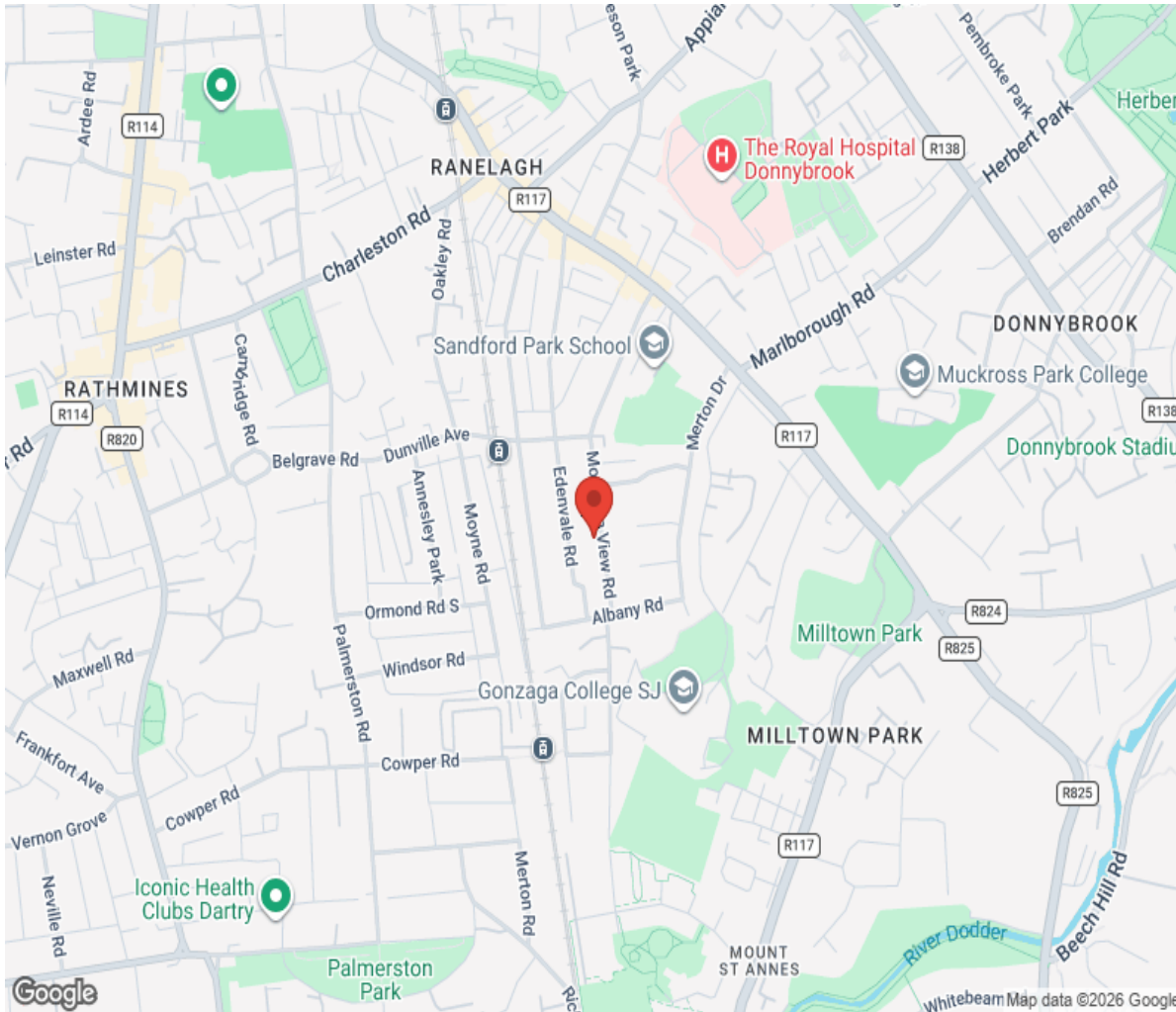




Floor plan



Location



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