

Hamptons

INTERNATIONAL



Craig More, 57 Anglesea Road, Ballsbridge, Dublin 4, D04H7T2

6  4  4 

GUIDE PRICE

£1,730,000

(€2,000,000)

Property details



Attributes

 **Private parking**

 **Garden**

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Description

6 bedroom house for sale DNG are delighted to launch Craig More, 57 Anglesea Road to the open market, a distinguished Edwardian family residence. Set along one of Ballsbridge's most prestigious residential roads, Craig More is an exceptionally spacious three-storey Edwardian semi-detached residence extending to approximately 306 sq.m. (3,300 sq.ft.). This impressive family home combines elegant period architecture with generous modern living space, offering a rare opportunity to acquire a property of genuine character in one of Dublin's most desirable locations. Positioned behind tall mature hedging, the property enjoys exceptional privacy while providing invaluable off-street parking for multiple cars. The rear garden is a true standout feature. Beautifully landscaped and enjoying a coveted south-west facing orientation, it captures afternoon and evening sun while backing directly onto the tranquil grounds of Merrion Cricket Club, creating a wonderfully peaceful setting rarely found so close to the city centre. Thoughtfully planted with mature trees and shrubs, the garden offers a wonderful sense of seclusion and space. A generous lawn and charming patio area provides the perfect setting for outdoor dining, entertaining or simply relaxing in peaceful surroundings while enjoying views across the neighbouring cricket grounds. The accommodation throughout Craig More is arranged over three elegant levels and retains many fine original Edwardian features, including ornate cornicing, fireplaces and original floorboards. The generous and versatile layout, ideally suited to family living and entertaining includes a gracious drawing room and formal dining room, a spacious kitchen/breakfast room, conservatory overlooking the garden, utility room and basement storage. Upstairs there are six bedrooms (or five with an additional reception room), including a magnificent principal suite with dressing area and ensuite, together with two further family bathrooms. Anglesea Road is widely regarded as one of Ballsbridge's premier residential locations, characterised by its handsome period homes and mature tree-lined setting. Craig More is within a short stroll of the vibrant villages of Ballsbridge and Donnybrook, home to an excellent selection of cafés, restaurants, boutiques, and speciality shops. Nearby amenities also include Merrion Cricket Club, Herbert Park, The RDS, The Aviva Stadium, Energia Park and Donnybrook Lawn Tennis Club. Some of Dublin's most respected schools are also within easy reach, including St Michael's College, St Conleth's College, Teresians, Willow & Blackrock College, Mount Anville, Alexandra College and St Marys NS. The location offers a rare balance of tranquillity and connectivity, with excellent transport links to the city centre and beyond. Homes of this scale, character, and location rarely come to the market. Craig More offers the discerning purchaser a superb opportunity to acquire a truly exceptional family home in the heart of Dublin 4, combining historic charm with outstanding space and an enviable garden setting. Viewing is highly recommended.

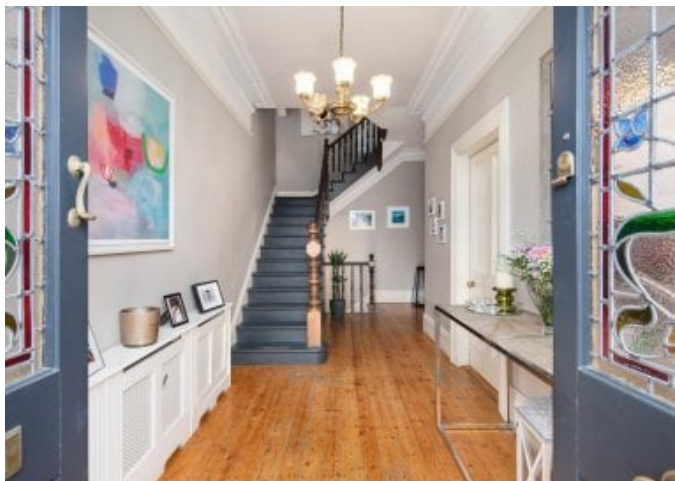
Hall Level:
Entrance Hall: An impressive and welcoming entrance hall featuring elegant cornicing with decorative centrepiece, original timber floorboards and a classic dado rail. A beautiful leaded front door allows natural light to filter through, creating a warm and inviting first impression.
Drawing Room: A gracious reception room with a striking bay window incorporating stained leaded inset glass, filling the room with natural light. Period cornicing and a decorative ceiling centrepiece enhance the character of the space, while a beautiful marble fireplace with tiled inset forms an attractive focal point. Double doors open through to the dining room, creating an ideal layout for entertaining.
Dining Room: A generously proportioned formal dining room featuring coving to the ceiling with centrepiece and an elegant fireplace. Double doors lead directly to the conservatory, allowing the space to flow effortlessly into the garden-facing living areas.
Garden Level:
Storage closet: Practical storage space with convenient access to the side entrance.
Kitchen: A well-appointed kitchen fitted with an excellent range of units and finished with granite worktops. Integrated appliances include an oven, hob, fridge/freezer and dishwasher. Ceramic floor tiles provide durability and style, while a side door gives direct access to the side entrance.
Breakfast Room: A bright and comfortable everyday dining space with ceramic floor tiles and direct access to the conservatory. A side door provides additional access to the side entrance.
Utility Room: A highly practical utility area with plumbing for washing machine and dryer, a boiler store, and a PVC double-glazed door leading to the side entrance.
Conservatory: A spacious conservatory overlooking the rear garden, featuring an attractive parquet floor. A mezzanine connection from the dining room enhances the sense of openness, while double doors open directly onto the back garden, making this an ideal space for relaxing or entertaining. Access to basement storage room underneath the property.

First Floor Return:
Bathroom: A generously sized family bathroom fitted with bath, w/c, bidet and washbasin. Finished with timber floorboards and complemented by a convenient hot press for linen storage.
Guest W/C: With w/c and washbasin, finished with tiled flooring.
Store: Useful additional storage closet.

First Floor: Bedroom 1: A magnificent principal bedroom featuring a bright bay

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window overlooking the front of the property, original timber floorboards and a striking marble fireplace with tiled inset. Decorative cornicing and ceiling centrepiece enhance the period charm, while built-in wardrobes provide excellent storage. En Suite: Well-appointed ensuite bathroom with walk-in shower, w/c and washbasin, finished with ceramic wall and floor tiling. Bedroom 2: A spacious double bedroom with fireplace, coving to the ceiling and timber floorboards. Built-in wardrobes provide ample storage. Second Floor Return: Bedroom 3: A comfortable bedroom with timber floorboards and built-in wardrobes. Second Floor: Bedroom 4: A bright bedroom with timber floorboards and built-in wardrobes. Bedroom 5: _____ Another well-proportioned bedroom featuring timber floorboards and built-in wardrobes. Bedroom 6: A further spacious bedroom with timber floorboards and built-in wardrobes. Shower Room: A convenient shower room fitted with shower cubicle, w/c, washbasin and bidet, finished with timber flooring.





















Floor plan



Location



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