

# Hamptons

INTERNATIONAL



**82 Morehampton Road, Donnybrook, Dublin 4, D04N8K0**

3  3  2 

GUIDE PRICE

**£1,370,000**

**(€1,575,000)**

## Property details



### Attributes

-  **Garage**
-  **Private parking**
-  **Garden**

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## Description

3 bedroom house for sale DNG is proud to present 82 Morehampton road, a truly exceptional family home in the heart of Donnybrook. This very fine red-brick family residence seamlessly combines timeless character with modern comfort. Beautifully presented and in turnkey condition, this handsome period property offers spacious, versatile accommodation, generous front and rear gardens and secure off-street parking port with electric gate to the rear. Situated along one of the most sought-after addresses in Donnybrook, 82 Morehampton road is an elegant and beautifully proportioned family home extending to approximately 168 sq. m. (1,808 sq. ft.). Built in 1930, this charming red-brick residence seamlessly blends period character with generous modern living space, all within minutes of Dublin city centre. Behind its attractive façade lies a wonderfully bright and spacious interior designed for modern family life. Original proportions and classic detailing are complemented by an impressive open-plan layout to the rear, creating a superb flow between living, dining, and kitchen areas. Accommodation briefly comprises entrance hallway, two interconnecting reception rooms with spacious open plan kitchen and dining area, utility, guest w.c. On the first floor there are three generously sized bedrooms, dressing room, master en-suite and family sized bathroom. The property enjoys superb outdoor amenities with generous fully enclosed front garden and side entrance. The rear garden offers a peaceful and private retreat ideal for outdoor dining, gardening enthusiasts, or future extension potential (subject to planning permission). There is secure off-street parking port to the rear with electronic gate. Located in 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. 82 Morehampton road represents a rare opportunity to acquire a substantial period home in one of Dublin's most desirable residential locations. With its generous accommodation, private parking, mature gardens, and exceptional convenience, this is a property that perfectly balances charm, space, and location. Viewing is highly recommended.

**Ground Floor** Entrance hall generous hallway with double ceiling height, feature stain glass windows, wood floor, under stairs store press, alarm panel, stairs to first floor Guest w.c. tiled floor, partly wood panelled walls, two windows, recessed lights, w.h.b. towel heater and w.c. Reception room bright reception room with triple glaze bay window, wood floor, feature gas fire inset, ceiling coving, recessed lights, interconnecting door to open living room / dining and kitchen Living room / Dining open plan living room, dining and kitchen with interconnecting doors to front reception room, wood floor, feature gas fire insert, built in shelving. Dining area has tiled floor with underfloor heating. Large window and patio doors to rear garden, two large sky lights Kitchen bespoke kitchen with fitted presses, tiled floor with underfloor heating, integrated Bosch dishwasher and fridge /freezer. Tiled splash back, Neff double oven and five ring gas hob with Bosch extractor fan. Kitchen island with breakfast bar, sink unit and storage. Utility room generous utility with tiled floor, two windows to side, fitted sink and storage units, airing cupboard, plumbed for washing machine and separate dryer

**First Floor** Landing Fitted carpet, hot press, access to part floored attic

**Bedroom 1 (Master)** generous master bedroom with bay window to front, fitted carpet, doorway to dressing room Dressing room Built in wardrobes and dressing table, large window to front, recessed lights, door to en-suite En-suite Fully tiled floor and walls, window to side, generous shower unit, w.c., towel heater and w.h.b.

**Bedroom 2** bright double bedroom with window overlooking rear garden, built in wardrobes, fitted carpet

**Bathroom** family size bathroom, fully tiled floor and walls, recessed lights, shower over bath, built in shelving, window, w.c. and w.h.b.

**Bedroom 3** bright double bedroom with window overlooking rear garden, fitted carpet. Outside Front garden fully railed front garden with coded pedestrian gate, tiled pathway to front door, mature shrubs and hedges, gate to side entrance to rear garden Rear garden Superb private rear garden beautifully landscaped with secure parking. Granite patio area and path to rear access. Lawn, mature hedge and shrubs. Side access to front garden. Garage and secure car parking port with electronic gate. Rear gate with pedestrian access. Garage Garage with electricity power points.















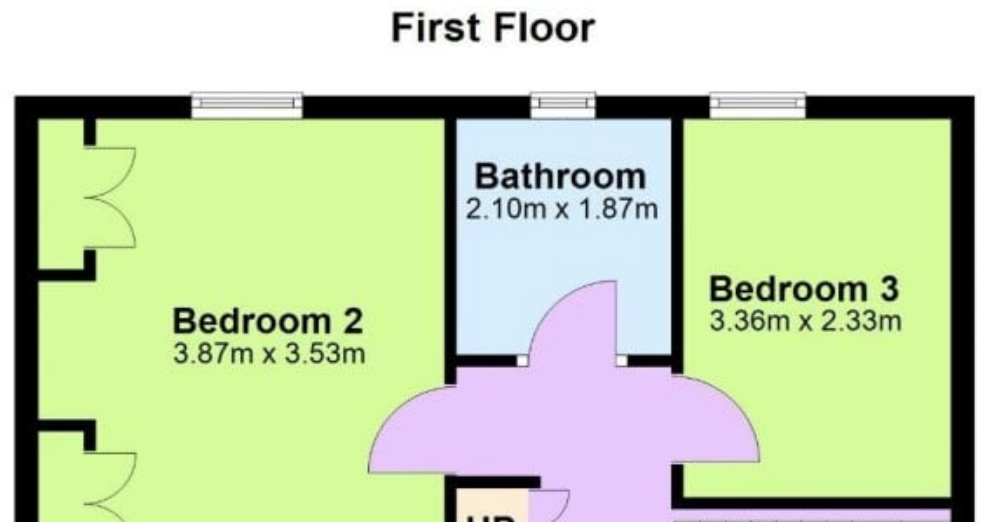
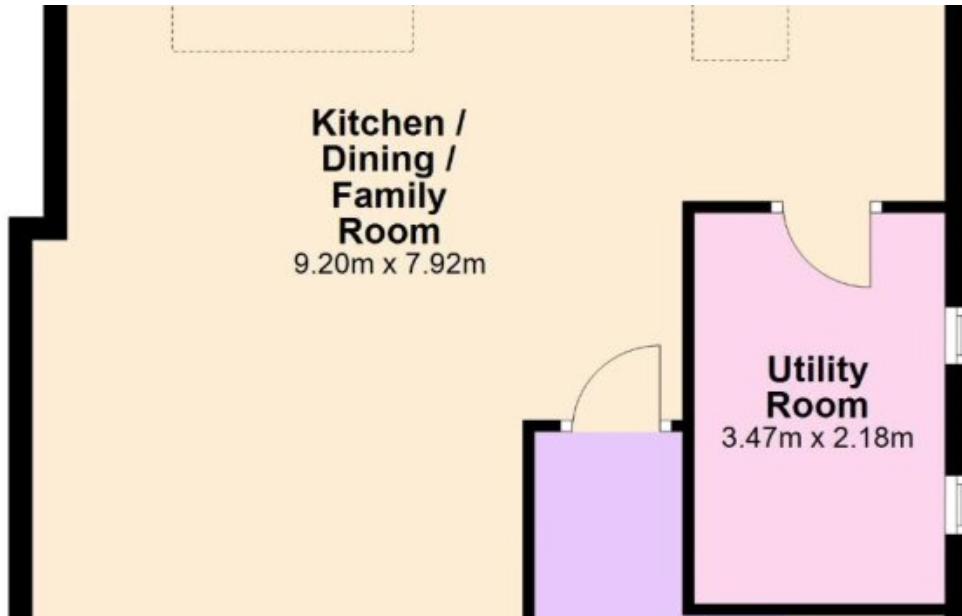




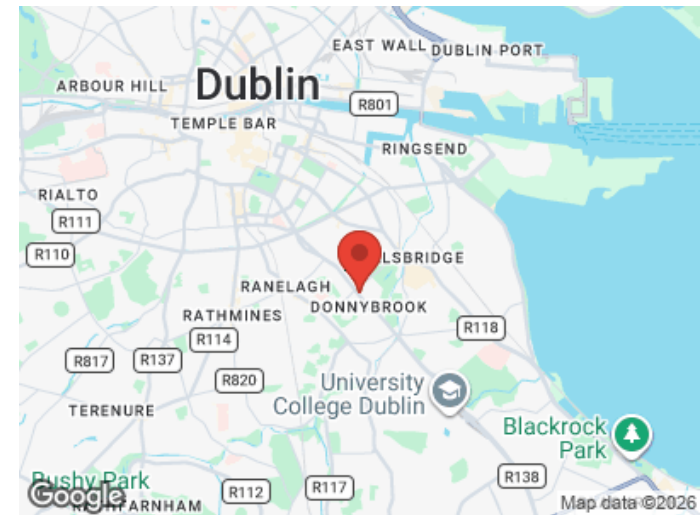
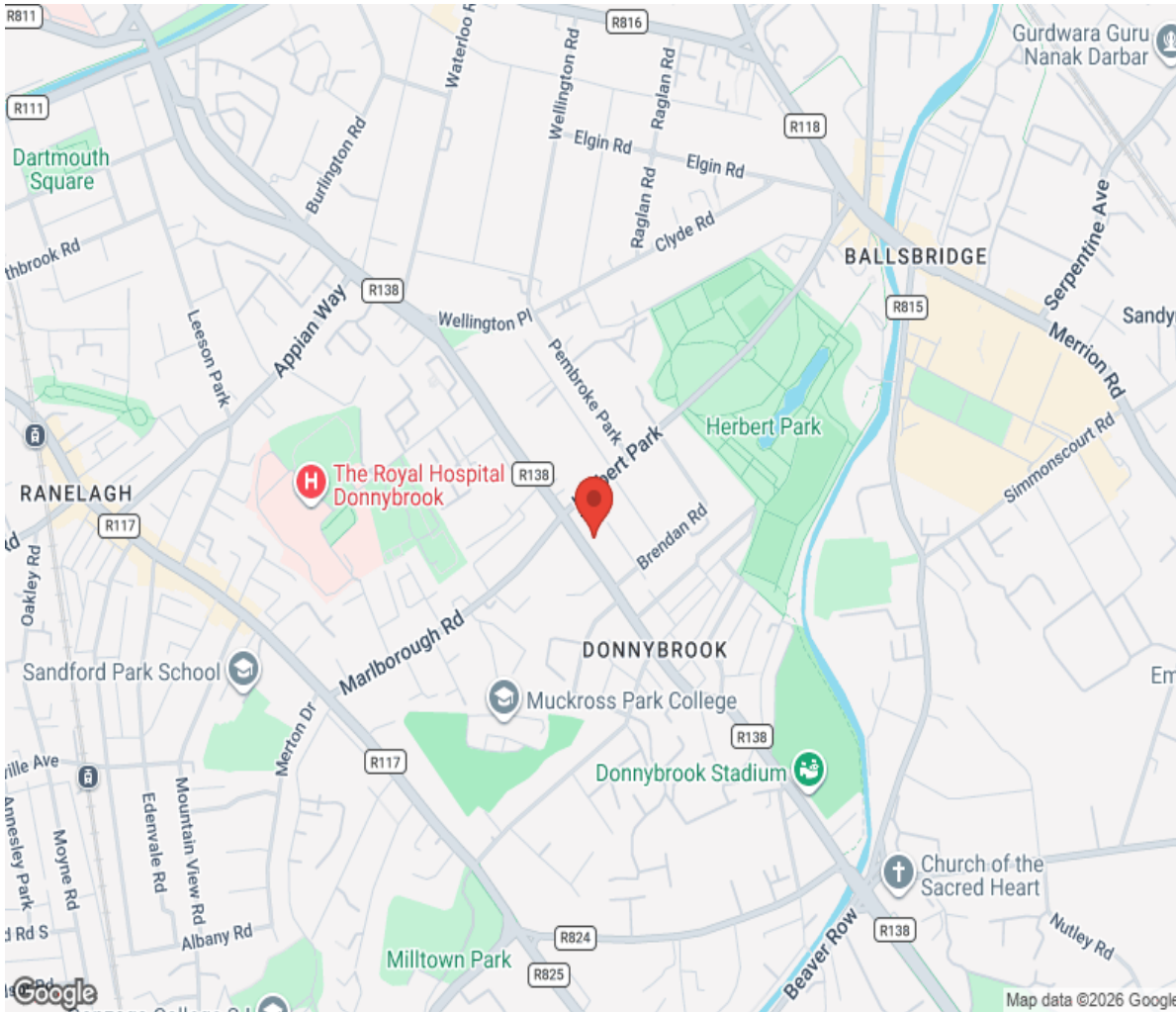


# Floor plan

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# Location



# Hamptons

INTERNATIONAL

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