

Hamptons

INTERNATIONAL



123 Morehampton Road, Donnybrook, Dublin 4, D04K2K7

8  10  2 

GUIDE PRICE

£1,280,000

(€1,475,000)

Property details



Attributes

 Garden

123 Morehampton Road, Donnybrook, Dublin 4, D04K2K7

GUIDE PRICE

£1,280,000

(€1,475,000)

8  10  2 

Description

8 bedroom house for sale DNG are proud to present No. 123 Morehampton Road, a truly exceptional period residence positioned on one of Dublin 4's most prestigious and sought-after addresses. Extending to approximately 252 sq.m / 2,712 sq.ft, this elegant property combines timeless architectural charm with outstanding flexibility and potential, further enhanced by a private southwest-facing rear garden and valuable vehicular rear access. Behind its handsome façade lies a home of exceptional character and elegance, with an array of original period features beautifully preserved throughout, including intricate ceiling cornicing, ornate plasterwork and impressive fireplaces, all combining to evoke the timeless grace and grandeur of this fine period residence. Currently arranged as ten well-appointed studio units with en-suite facilities and a spacious communal kitchen/dining area, the property offers a rare opportunity for a variety of purchasers. Whether seeking a substantial Pre 63 investment property, an impressive family home with income potential, or the opportunity to restore and reimagine the house as a magnificent single residence, No. 123 presents endless possibilities. Occupying a prime position on Morehampton Road, this distinguished home enjoys leafy surroundings and unrivalled convenience, just moments from the vibrant villages of Donnybrook and Ranelagh, while Dublin city centre is also within easy reach. The location is synonymous with convenience and lifestyle, offering an excellent selection of renowned cafés, restaurants, boutiques and recreational amenities nearby. Some of Dublin's most respected schools are within walking distance, including Gonzaga College, Alexandra College, Loreto College St Stephen's Green, Sandford Park School and St Conleth's College. A wealth of sporting and leisure facilities are also close at hand, including Fitzwilliam Lawn Tennis Club, Herbert Park, Bective Rangers, Royal Dublin Society and Aviva Stadium, making this one of Dublin's most desirable residential settings.

Ground floor Hallway wood laminate floor, ceiling coving, doors to reception rooms, fire alarm system, stairs to first floor Reception 1 laminate floor, bay window to front, ceiling coving, feature fireplace surround with open fire place. En-suite fully tiled floor and walls, w.c., wh.b. and extractor fan Reception 2 laminate floor, window to rear, ceiling coving, feature fireplace surround with open fire place. En-suite fully tiled floor and walls, w.c., wh.b. and extractor fan Inner Hall tiled floor, door to side garden and open plan kitchen dining Shower room tiled floor, shower unit, w.c. and w.h.b. Kitchen / dining spacious open plane kitchen and dining room, tiled floor, bay window to side, fitted kitchen units, plumbed for dishwasher, integrated fridge freezer, electric oven, gas hob and extractor fan, recessed lights, gas boiler. Door to family room Family room tiled floor, recessed lights, patio doors to rear garden, window to side, En-suite tiled floor and walls, Velux window, shower unit, w.c. and w.h.b. First floor return Bedroom 1 wood laminate floor, window to rear, cast iron fireplace surround En-suite tiled floor and walls, window to side, shower unit, w.c., w.h.b. and extractor fan First Floor Bedroom 2 laminate floor, one window to front En-suite tiled floor and walls, shower unit, w.c., w.h.b. and extractor fan Bedroom 3 two windows to front, feature fireplace surround with open fire En-suite tiled floor and walls, shower unit, w.c., w.h.b. and extractor fan Bedroom 4 window to rear, laminate floor, cast iron fireplace surround En-suite tiled floor and walls, shower unit, w.c., w.h.b. and extractor fan Second Floor return Bedroom 5 laminate floor, window to rear, cast iron fireplace surround En-suite tiled floor and walls, shower unit, w.c., w.h.b. and extractor fan Second floor fitted carpet, access to attic Bedroom 6 window to front, laminate floor En-suite tiled floor and walls, shower unit, w.c., w.h.b. and extractor fan Bedroom 7 laminate floor, window to front En-suite tiled floor and walls, shower unit, w.c., w.h.b. and extractor fan Bedroom 8 laminate floor, window to rear, recessed lights En-suite tiled floor and walls, shower unit, w.c., w.h.b. and extractor fan Outside Front Garden fully railed front garden with pedestrian gate, pathway to front door, mature lawn, shrubs and hedges. Rear Garden private southwest-facing rear garden and valuable vehicular rear access.



















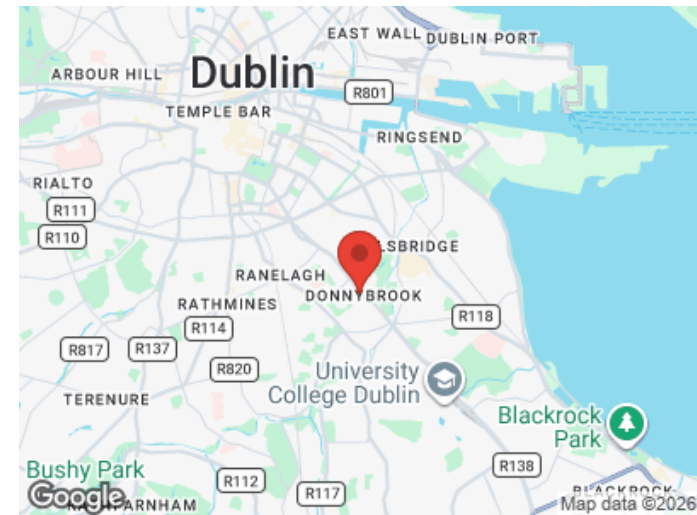








Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com