

Hamptons

INTERNATIONAL



37A Beechwood Avenue Lower, Ranelagh, Dublin 6, D06DH79

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GUIDE PRICE



£1,210,000

(€1,395,000)

Property details



Attributes

-  Near golf course
-  Garden

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Description

5 bedroom house for sale DNG is proud to present 37A Beechwood Avenue Lower, an instantly striking, elegant and most impressive, period residence to the open market. No. 37A is ideally positioned on a highly sought after avenue in Ranelagh. Boasting approximately 184 sq mt, this property is currently split into four units and is laid out over three spacious levels but could be easily converted back to a fine family home with the design, proportions and features of a wonderful period residence. The accommodation offers a terrific feeling of space and light throughout and briefly comprises: entrance hall, two ground floor units with a kitchen/dining/living room, double bedroom and en-suite. On the return there is a third unit with a kitchen/living/dining room, a double bedroom and a separate bathroom. On the first floor there is a fourth unit with a kitchen/living/dining room, two separate double bedrooms and a shower room. Outside the property is sure to please, the sun drenched, west facing rear garden is mainly laid in lawn with mature shrubbery and hedging borders. There is a large patio area positioned perfectly to catch the evening sunshine as well as side pedestrian access. Ranelagh is more than just a location, it's a lifestyle! This vibrant, leafy village is known for its community spirit, charming streets, exceptional amenities and the shops/cafes on Dunville Avenue are a short stroll just around the corner. Just a mere 2 km south of St. Stephen's Green, it offers a rare blend of village feel with city convenience. The Beechwood LUAS Stop is just a 2-minute walk and the city centre in under 10 minutes. The area offers an abundance of sporting opportunities, Fitzwilliam Lawn Tennis Club and Mount Pleasant LTC are a short walk away with David Lloyd Riverview and Milltown Golf club also in the vicinity. Ranelagh is home to some of the most prestigious and sought-after schools in Dublin: Gonzaga College, Alexandra College, Sandford Park School, Ranelagh Multi-Denomination St. Mary's College Rathmines and Kildare Place National School. There are multiple Dublin Bus routes and a cycle-friendly area with direct routes to the city and UCD. Viewing comes highly recommended.

Entrance Hall With under stairs storeroom, ceiling coving, ceiling rose and feature arch.

Unit 1 (Ground floor to the front): Living/Dining Room: With a bay window to the front, ceiling coving, sash windows, feature fireplace and open plan to kitchen. Kitchen Gally style kitchen with floor and wall units, sink with drainer and hot-press. Bedroom Double room with a sash window to the rear, feature fireplace, ceiling coving, ceiling rose and a door to the en-suite. Ensuite Bathroom With w.c. shower and wash hand basin.

Unit 2 (Ground floor to the rear) Kitchen With tiled back splash, integrated oven/hobs, stainless steel sink with drainer, built in units and a door to living/dining room. Living/Dining Room With a feature fireplace, sash window to the side, shelved hot-press and a door to the bedroom. Bedroom Double room with dual aspect and a door to the en-suite. Ensuite Bathroom With tiled flooring and walls, w.c. wash hand basin, shower and a door to the rear garden.

Unit 3 (On the return) Living/Dining/Kitchen With a sash window to the side, a feature fireplace, a kitchen with provision for oven/hob, built in units and a stainless-steel sink. Bathroom With a bath, w.c. wash hand basin and a window to the side. Bedroom Double room with a sash window to the rear and a feature fireplace.

Unit 4 (First floor) Living/Dining/Kitchen With a sash window to the rear, feature fireplace, a kitchen with built in units, provision for oven/hobs, provision for fridge/freezer, stainless steel sink with drainer and a door to the bedroom. Bedroom 1 Double room with a sash window to the front, a feature fireplace, built in wardrobes and ceiling coving. Bedroom 2 Double room with built in wardrobes, a sash window to the front and ceiling coving. Shower Room With tiled flooring and tiled walls, w.c. wash hand basin, shower and a window to the rear.









Floor plan



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