

Hamptons

INTERNATIONAL



181 Rathgar Road, Rathgar, Dublin 6, D06

4  5  3 

GUIDE PRICE




£1,380,000

(€1,595,000)

Property details



Attributes

-  Near golf course
-  Private parking
-  Garden

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Description

4 bedroom house for sale DNG are delighted to present 181 Rathgar Road to the market, a magnificent 4 bed/ 5 bath Victorian residence of immense character and charm, occupying a prominent position on one of Dublin 6's most distinguished residential roads. Behind its elegant and instantly recognisable façade lies a beautifully appointed home presented in impeccable turnkey condition. Extensively upgraded in 2014 and meticulously maintained, the property successfully marries the elegance and craftsmanship of its Victorian heritage with the comfort and efficiency of contemporary family living. Original features including ornate coving, impressive ceiling heights, decorative joinery and a striking marble fireplace have been carefully preserved, while extensive improvements such as rewiring, replumbing and double-glazed sash windows ensure modern convenience throughout. The exceptional standard of presentation is immediately evident, creating a residence of warmth, sophistication and enduring appeal. The accommodation is arranged over multiple levels, offering an exceptional balance of elegant reception space and generous bedroom accommodation. The principal, most elegant living and dining rooms provide superb settings for both formal entertaining and relaxed family living, combining impressive proportions with refined period detailing. The large master bedroom offers luxurious accommodation complete with an ensuite shower room and walk-in wardrobe, while several of the three further well-proportioned double bedrooms benefit from their own ensuite facilities, ensuring an excellent level of comfort and privacy throughout. The highly adaptable lower ground floor further enhances the home's versatility, incorporating a contemporary kitchen/breakfast room and a separate lounge/cinema room, alongside a flexible space suitable as a wine cellar or further extensive storage. This level adds significant functionality to the property and lends itself to a wide range of modern family needs. To the front, a substantial gravelled driveway provides valuable off-street parking for several vehicles, a rare and highly sought-after feature in such a prestigious and well-established setting. Every aspect of the property reflects the exceptional care and attention of its current owners, resulting in a home of true distinction, ready for immediate occupation. Situated between Rathgar, Rathmines and Ranelagh, the property enjoys access to an outstanding range of amenities. An excellent selection of cafés, restaurants, boutiques, independent retailers and supermarkets are all within easy reach, while some of Dublin's most highly regarded primary and secondary schools are nearby. The area is exceptionally well served by recreational facilities, including Palmerston Park, Bushy Park, Belgrave Square, Dartry Park, Brookfield and Rathgar Tennis Clubs, Milltown Golf Club and Swan Leisure Centre. Renowned local retailers such as Connolly's Fishmongers, Lawlor's Butchers and Mortons of Ranelagh further enhance the neighbourhood's appeal. Dublin city centre is within comfortable walking and cycling distance, while excellent public transport links provide seamless connectivity throughout the capital. Combining timeless period elegance with generous accommodation and unrivalled convenience, 181 Rathgar Road presents a rare opportunity to acquire a substantial family home in one of Dublin's most desirable neighbourhoods.

Lower Ground Floor Lounge/Cinema Room 6.04m x 3.97m Stylish basement lounge/cinema room
 Kitchen/Breakfast Room 4.64m x 4.39m Kitchen/Breakfast Room to rear with ample eye and base level storage, kitchen island, built-in cooker, fridge/freezer and stainless steel sink. Pantry off and sliding doors to the rear garden.
 Bedroom 4 4.92m x 4.59m Double bedroom with ensuite off
 Ensuite 2.85m x 1m Ensuite shower room comprising WC and WHB
 Store/Wine Cellar 4.77m x 2.89m Large multi-purpose storage, ideal as a wine cellar
 Ground Floor Entrance Hall 6m x 1.98m Beautiful entrance hall featuring classic Victorian features to include mosaic tiling, decorative ceiling coving and centre rose
 Living Room 6.5m x 4.5m Large, stunning double fronted living room comprising stunning marble feature fireplace, decorative ceiling coving and centre rose. Sliding pocket doors leading to the dining room.
 Dining Room 4.9m x 4.59m Elegant dining room with decorative ceiling coving and centre rose
 Bedroom 3 4.34m x 4.11m Double bedroom to rear with ensuite off
 Ensuite 2.43m x 0.88m Ensuite shower room with WC and WHB
 First Floor Bedroom 1 4.5m x 3.67m Large front-facing master bedroom with ensuite and walk-in wardrobe off
 Ensuite 2.73m x 2.19m Most generous tiled ensuite shower room with WC and WHB with under storage
 Walk-in Wardrobe 2.73m x 2.21m Enviably walk-in wardrobe
 Bedroom 2 4.59m x 2.97m Double bedroom to rear with ensuite off
 Main Bathroom 3.39m (max) x 1.92m Modern, tiled main bathroom with bathtub, walk-in shower, WC and WHB
 Second Floor Mezzanine/ Return Reading/ relaxation area
 Outside Professionally landscaped gardens recently finished to the highest of standards. Front garden comprising a beautiful grass lawn, granite stone, wrought iron railings/gate, border hedging and decorative pebble stones. Rear garden with wonderful Indian sandstone patio area, artificial lawn with granite stone borders and stylish timber wall paneling.





















Location



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