

BER EXEMPT



DUBLIN 4 | **5 Waterloo Road, Ballsbridge**

Lisney

01-662 4511

A most impressive three storey over garden level mid-terrace period property set out in six well-maintained residential units ideally located adjacent to Baggot Street, within walking distance of St. Stephen's Green and further enhanced by important off-street car parking.

Number 5 is a substantial pre-63 residential investment property extending to approximately 334 sqm (3,595 sqft) laid out in six units, comprising of an own door very large garden level one bedroom apartment and on the three upper floors there are three one bedroom apartments with two studios on the return.

Waterloo Road enjoys a highly convenient and sought-after location adjacent to Baggot Street with a host of local amenities including specialist shops, restaurants, pubs and the Dillion Hotel. It is also within walking distance of St. Stephen's Green, Fitzwilliam Square, Merrion Square, Grafton Street, The Royal College of Surgeons and Trinity College. Major tech company arrivals to the immediate vicinity on Burlington Road include Amazon, LinkedIn, DropBox and Indeed, while a pleasant cycle lane running along the canal brings you to the Grand Canal Dock with Google European Headquarters amongst others.



Features

- Substantial three storey over garden level period property
- Pre-63 residential investment
- Six units (four generous one bedroom flats & two studios)
- Highly convenient and sought-after location, adjacent to Baggot Street and a short walk to St. Stephen's Green
- Gas fired central heating in units 6, 5, 2 and 1
- Important off-street car parking
- Floor area: 334 sqm (3,595 sqft)



Accommodation

GARDEN LEVEL

UNIT 6 with separate access to the front garden.

LOBBY: with built-in storage.

RECEPTION HALL: 1.95m x 4.55m (6'5" x 14'11")

LIVING ROOM: 4.45m x 4.65m (14'7" x 15'3") with tiled fireplace.

REAR HALL: 1.95m x 4.85m (6'5" x 15'11") with arch. Door to

KITCHEN/BREAKFAST ROOM: 3.95m x 4.90m (13' x 16'1") with a range of presses, cupboards, drawers, worktop, one bowl stainless steel sink drainer unit, space for free-standing electric double oven and hob, space for fridge/freezer unit.

LOBBY: leads to

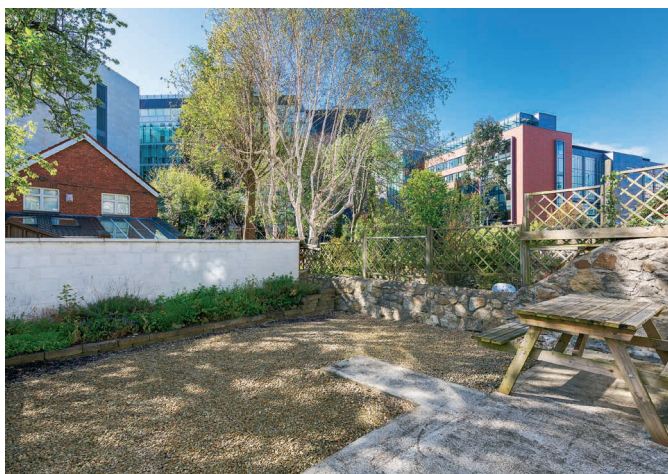
BEDROOM: 3.00m x 3.40m (9'10" x 11'2") with built-in wardrobe. Door into

UTILITY AREA: with worktop and plumbed for washing machine and dryer. Arch through to

SHOWER ROOM: with w.c., pedestal w.h.b., step-in electric shower and partly tiled walls.

HALL LEVEL

RECEPTION HALL: 2.05m x 4.90m (6'9" x 16'1") with ceiling cornicing and centre rose.



UNIT 5

LIVING/KITCHEN: 4.65m x 4.85m (15'3" x 15'11") impressive room with very fine ceiling cornicing, centre rose, marble fireplace with tiled inset.

Kitchen is fitted with a range of presses, cupboards, worktops, one bowl stainless steel drainer sink unit, space for free-standing four ring electric hob with double oven under and extractor fan over, plumbed for washing machine and dishwasher. Double doors to

BEDROOM: 4.15m x 5.20m (13'7" x 17'1") [measurement includes the en suite] with built-in wardrobes either side of the chimney breast. Door to rear reception hall. Door to

EN SUITE: with w.c., pedestal w.h.b., step-in tiled shower and partly tiled walls.

HALL RETURN: with lobby, door to fire escape leading to the rear garden and door to

UNIT 4

LIVING/BEDROOM: 3.25m x 3.90m (10'8" x 12'10") with built-in wardrobes.

KITCHENETTE: with worktop, drawers, cupboards, presses, one bowl stainless steel sink drainer unit, space for electric oven with four ring hob and double oven underneath, tiled splashback.

SHOWER ROOM: with w.c., pedestal w.h.b., step-in tiled shower and plumbed for washing machine.

FIRST FLOOR RETURN

UNIT 3

LOBBY: with wardrobe. Door to

LIVING/BEDROOM/KITCHEN AREA: 3.35m x 3.65m (11' x 12') kitchen fitted with a range of worktop, drawers, cupboards, presses and one bowl stainless steel sink drainer unit.

SHOWER ROOM: with w.c., pedestal w.h.b., step-in tiled shower and tiled floor.

FIRST FLOOR

UNIT 2

LOBBY: with doors to

KITCHEN: 2.75m x 3.60m (9' x 11'10") fitted with a range of worktop, presses, one bowl stainless steel sink drainer unit, space for free-standing gas double oven with four ring gas hob and plumbed for washing machine.

LIVING/DINING AREA: 4.05m x 4.85m (13'3" x 15'11") with impressive ceiling cornicing and impressive marble fireplace with tiled inset and hearth. Double folding doors to

BEDROOM: 4.10m x 4.65m (13'5" x 15'3") [measurement includes the en suite] with built-in wardrobes either side of the chimney breast. Door to the Landing. Door to

EN SUITE: with w.c., w.h.b. and step-in tiled shower.

SECOND FLOOR

UNIT 1

LIVING/KITCHEN AREA: 4.50m x 4.84m (14'9" x 15'11") with built-in cupboards and shelving either side of the painted cast iron fireplace with slate hearth.

Kitchen is fitted with a range of worktop, presses, cupboards, drawers, one bowl stainless steel sink drainer unit, four ring Bosch gas hob with Electrolux oven underneath and extractor hood over, tiled splashback and plumbed for a washing machine.

BEDROOM: 4.20m x 5.20m (13'9" x 17'1") [measurement includes the en suite] with built-in wardrobes either side of the chimney breast and painted cast iron fireplace with painted surround. Door to

EN SUITE: with w.c., pedestal w.h.b. and corner electric shower unit.

OUTSIDE

As previously mentioned the property benefits from important off-street car parking to the front.

The rear garden is well-walled extending to approx. 9m. x 7m. (29' x 23'). It is largely gravelled with paved area, raised flower beds with mature shrubs and bushes.

Lisney

BER INFORMATION

BER: Exempt.

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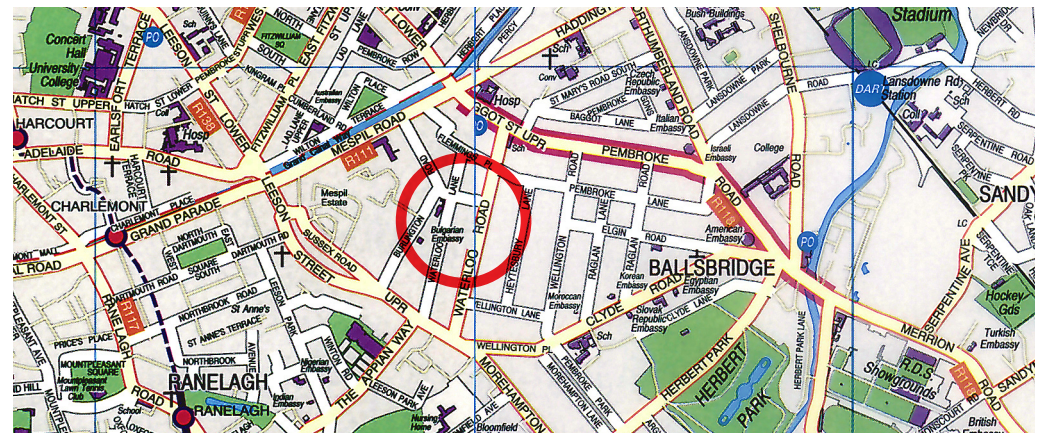
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FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

