



33 Northumberland Road
Ballsbridge, Dublin 4





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Features

- Stunningly refurbished, renovated, and extended Victorian property.
- Stylishly blending period detail and proportions including 3.4m. (11ft.) ceilings with the high-tech functionality.
- Designed and built to exacting standards, overseen by renowned architect Declan O'Donnell of ODKM.
- Crestron system which controls heating, lighting, security system, blinds, cameras, sound system, and audio video intercom.
- Magnificent kitchen / dining / living room with feature polished concrete floor.
- Bespoke two tier lighting system designed by Patrick Kerr of Shadowlight.
- Underfloor heating throughout.
- Dean Cooper bespoke kitchen with feature polished brass cabinets and sawn oak doors.
- Electric gated with video intercom system controlled from mobile phone leads to off street parking.
- Sensor lighting in auxiliary rooms.
- Air to water heat pump with auxiliary gas boiler.
- Sliding sash timber windows & working shutters in main house.
- Remote controlled blinds in the dining room kitchen and master bedroom
- Landscape south-west facing rear garden (approx. 16m. / 52ft.) designed by Dean Lacey at LandArt with irrigation system and lighting
- Feature BBQ area (with mains fed gas) & poured concrete built in seating.
- Highly convenient and sought-after location with easy access of Dublin City Centre.
- Floor area approximately 455sqm. (4,897sq.ft.)

A truly outstanding double fronted semi-detached period property which has been completely refurbished, renovated and extended to exacting standards and now comprises, a superbly presented, stunning accommodation including a magnificent kitchen/dining/living room overlooking the south-west facing rear garden. The property is further enhanced by secure off street car parking and a highly convenient location, a short walk to St Stephen's Green and Grand Canal Dock.

33 Northumberland Road is one of the finest houses to come to the market in Ballsbridge in recent years. The level of finish and attention to detail is rarely offered to the market and will appeal to the most discerning of purchasers seeking a completely renovated period property which benefits from the wonderful proportions and detail of the Victorian era blended with the truly exceptional architectural flair of Declan O'Donnell of ODKM.

This high-tech renovation left no stone unturned and includes CAT6 cabling with a Crestron System which combines the functionality of mobile phone access and screens throughout the property to control the heating, lighting, security systems, blinds, cameras, sound system, and audiovisual intercom. This wonderful property is further complimented by a bespoke two tier lighting system designed by Patrick Kerr of Shadowlight, which adds warmth and appeal to the modern contemporary space. A bespoke Dean Cooper kitchen with feature polished brass cabinets which refracts the light and sawn oak doors below. There are luxurious appointed bathrooms, ensuite, and dressing room. Bespoke cabinetry with luxe polished brass in the master bedroom.

Northumberland Road is a highly convenient location, within walking distance of Dublin City Centre and close to all the amenities of the villages of Ballsbridge and Sandymount. The DART at Grand Canal Dock are only a short stroll from the property as are the multinational corporations located in The Docklands and Ballsbridge including Google, Facebook, LinkedIn, and Twitter. The Bord Gais Energy Theatre and Aviva Stadium are all within close proximity of the property as well as a large selection of specialist shops, restaurants, and pubs on Baggot Street.













Accommodation

Reception Hall: 2.25m x 4.75m (7'5" x 15'7") with intricate ceiling coving, centre rose, mosaic tiled floor, freestanding cast iron radiators, inner arch, door to:

Drawing Room: 4.60m x 4.75m (15'1" x 15'7") with intricate ceiling cornicing, centre rose, picture rail, herringbone floor, fireplace with marble surround and slate hearth, wall panelling, impressive double doors through to

Sitting Room: 4.65m x 5.00m (15'3" x 16'5") with intricate ceiling cornicing, centre rose, picture rail, fireplace with marble surround and slate hearth, herringbone floor, wall panelling.

Study: 4.00m x 4.40m (13'1" x 14'5") with ceiling coving, centre rose, picture rail, herringbone floor, built in units comprising bookshelves, display cabinets, darkly panelled wall with a secret door to

Dining Room: 4.05m x 6.60m (13'3" x 21'8") with herringbone floor, drop ceiling, remote control blinds & air conditioning.

Bathroom: Extremely well appointed with feature wood panelled walls with recessed LED lights, twin wash hand basins set on a marble plinth with cupboards underneath, feature vanity mirror, freestanding feature bath, large glazed area comprising shower with monsoon rain head and wc.

Half Landing: door to cloakroom and magnificent feature staircase with glass balustrade leading down to the kitchen, feature board marked exposed poured concrete wall, illuminated handrail, feature picture window looking over the garden.

Garden Level

Kitchen/Dining/Living Room: 8.25m x 6.25m (27'1" x 20'6") a truly magnificent room, with a feature 2.9m (9ft) ceiling and polished concrete floor. Bespoke Dean Cooper kitchen with feature polished brass cabinets which refracts the light and sawn oak doors below, with brass covered eyeliner units with Silestone worktop, one bowl undercounter Blanco sink, integrated dishwasher, saucepan drawers, glass splashback.

Integrated Miele appliances including double ovens, steam oven, coffee machine and warming drawers. Integrated soft closing fridge freezer. Feature oak beams over the kitchen area with roof lights above.

Centre island unit with Silestone worktop, breakfast bar, Blanco undercounter sink unit, Zip Tap for boiling, chilled, and sparkling water, Miele induction hob with integrated counter extractor.

In the living area there is an entertainment unit comprising the TV, shelving and gas fire. Feature floor to ceiling Agam sliding doors overlooking the rear garden. Hidden door to

Utility Room: 3.35m x 3.75m (11' x 12'4") comprises an extensive range of cupboards, presses, larder, worktop with undercounter stainless steel sink unit, wine rack, ice making Klarstein Pro ice making machine, continuation of the polished concrete floor, doors to laundry room and

Storeroom/Plant Room: 3.05m x 5.75m (10' x 18'10") with door to front garden.

Laundry Room: 3.50m x 2.70m (11'6" x 8'10") comprises a worktop with undercounter sink unit, integrated timber units comprising shelves and presses, stacked washing machine and dryer, drying area, continuation of the polished concrete floor, door to

Lower Hall: 2.10m x 10.80m (6'11" x 35'5") which leads to front downstairs hall door, with continuation of the polished concrete floor, arches, feature black track lighting, door to

Playroom: 4.40m x 4.80m (14'5" x 15'9") with an area for a large TV.

Bedroom 1: 4.45m x 4.60m (14'7" x 15'1")

Bedroom 2: 3.50m x 4.30m (11'6" x 14'1") door into:

Ensuite: very well appointed with a large walk in shower, wall hung wc, wash hand basin, vanity mirror.

Lobby Area: with doors to the front and

Understairs Wet Room: comprises feature Bay of Biscay mosaic floor and wall tiles with wall hung wc, shower, wash hand

basin set into plinth.

Hall Return: with a feature stained glass window with freestanding cast iron radiator.

Bedroom 3: 3.50m x 3.55m (11'6" x 11'8") with door to

Ensuite: Comprising large step in shower, wall hung wc, wash hand basin set on a plinth, tiled floor, and largely tiled walls with integrated presses, rooflight.

First Floor

Master Bedroom Suite

Bedroom Area: 7.00m x 4.80m (23' x 15'9") with intricate ceiling cornicing, centre rose, herringbone timber floor, picture rail, wall panelling, marble fireplace with coal effect gas fire, slate hearth, feature circular LED light. Bespoke display cabinet with luxe polished brass, extensive range of bespoke wardrobes, arch to

Dressing Room / En-suite: 4.20m x 5.20m (13'9" x 17'1") with bespoke built in wardrobes and feature dressing display unit, open shelving, herringbone timber floor, a feature shower in glass cubicle, toilet with electric frosted glass, pair of wash hand basin set on a marble plinth overlooking the rear garden, LED lighting set into the window boxing, cast iron fireplace, slate hearth, underfloor heating.

First Floor Return

Bedroom 4: 2.15m x 2.25m (7'1" x 7'5")

BER Information

BER: B2. BER No: 117268144.

EPI: 119.44 kWh/m²/yr.

Eircode

D04 Y6T1





Outside

The front garden is boarded by flowerbeds with mature shrubs, bushes, and plants. Gravelled driveway provides good off street car parking. Corden steel post box with video intercom.

The attractively landscaped south-west facing rear (approx. 16m. / 52ft.) is an attractive selling feature of this magnificent home. It is boarded by granite walls with raised Corten steel flowerbeds. Large patio area. Artificial grass. Feature BBQ area with poured concrete and mains fed BBQ area. Sink with hot water. Built in seating. Drinks fridge.





FLOOR PLANS Not to scale - for identification purpose only.

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Garden Level



Hall Floor



First Floor



First Floor Return



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