



## Glendarragh

70 Merrion Road, Ballsbridge, Dublin 4



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### Features

- Spacious near city semi-detached Victorian Residence
- Superb central location opposite the RDS and the Intercontinental Hotel
- Located in the heart of Ballsbridge and a short walk to Herbert Park and Donnybrook
- Close to the Aviva and the 3 Arena
- Sandymount DART station is a few minutes' walk away
- Gas & Oil fired central heating
- Ample off-street car parking to the front
- Floor area approximately 201m<sup>2</sup> (2,183 sqft)

The property comprises a very fine semi-detached red brick fronted period residence built circa 1890 and superbly located on the Merrion Road opposite The Intercontinental Hotel and The RDS. A short stroll from Meta International HQ in Fibonacci Square, the Aviva Stadium, local shops in Ballsbridge Village and a short stroll to the financial heart of the city centre. Sandymount and Donnybrook villages are also close by.

Glendarragh, which extends to approximately 201m<sup>2</sup> (2,163sqft) is laid out over three floors with generous off street car parking to the front. The accommodation has well-proportioned rooms with a gracious reception hall, two interconnecting reception rooms with Kilkenny marble fireplaces, kitchen/breakfast room to the rear, downstairs shower room & wc, utility and upstairs there are four bedrooms, the main family bathroom, and a separate bathroom on the top floor level.





## Accommodation

**Reception Hall:** 2.3m x 8m (7'7" x 26'3") with polished timber flooring, dado rail, ceiling coving, panelled doors and with excellent under stair storage cupboard.

**Living Room:** 5.50m x 4.55m (18'1" x 14'11") with Kilkenny black marble fireplace with cast iron and tiled inset, tiled hearth, polished timber flooring, ceiling coving, and double doors opening through to the

**Dining Room:** 4.9m x 4.7m (16'1" x 15'5") with matching Kilkenny Black marble fire surround with cast iron and tiled inset, tiled hearth, ceiling coving, polished timber flooring, and a french style glazed door leading through to

**Kitchen / Breakfast Room:** 7.05m x 4.75m (23'2" x 15'7") with Bespoke Milan Kitchen designed by Mark Wilkinson with Corian worktops, Aga cooker with Neff extractor over Gourmets Pride five ring range, double stainless steel sink unit, plumbing for a dishwasher, wall and floor press units, separate single drainer

sink unit, stainless steel splashback, four velux roof lights and utility area with plumbing for a washing machine and dryer. Patio door leading out to the rear garden.

**Inner Hall:** off which there is a

**Cloak/Shower Room:** with sunken deep soak bath with shower above, antique style Sanitan wc, Italian stone whb set in a metal stand and part timber panelled walls.

**First Floor & First Floor Return:** sash window, fine mahogany staircase leading to the

**Bathroom:** 4.5m x 5.35m (14'9" x 17'7") with stained glass door, tiled floor, antique whb, wc, freestanding victorian style 4 claw Sottini Calvari Bath with rain shower above, recessed down lighting, under eaves storage and large hot press.

**Bedroom 1:** 4.90m x 3.8m (16'1" x 12'6") maximum measurement, with polished timber flooring and ceiling coving.

**Bedroom 2:** 4.7m x 3.7m (15'5" x 12'2") with painted timber fire

surround, tiled hearth, ceiling coving, polished timber flooring, Veranda overlooking the front.

**Second Floor:** magnificent staircase from the first floor landing leads up to the second floor

**Bedroom 3:** 4.65m x 3.8m (15'3" x 12'6") with views over to Howth Head.

**Bedroom 4:** 4.65m x 3.75m (15'3" x 12'4")

**WC:** with timber panelled walls, wc and whb.

## BER Information

BER: E1. BER No: 100711951.

EPI: 321.13 kWh/m<sup>2</sup>/yr.

## Eircode

D04 A2P9



## Outside

As previously described there is a substantial front garden with ample off-street parking bordered by traditional railings and maturing hedging. To the rear, there is a walled garden mainly laid out in lawn with mature shrubs, two block built sheds, one houses the boiler and the other a tool/garden equipment store. There is also a wide side entrance offering further potential.



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FLOOR PLANS Not to scale - for identification purpose only.

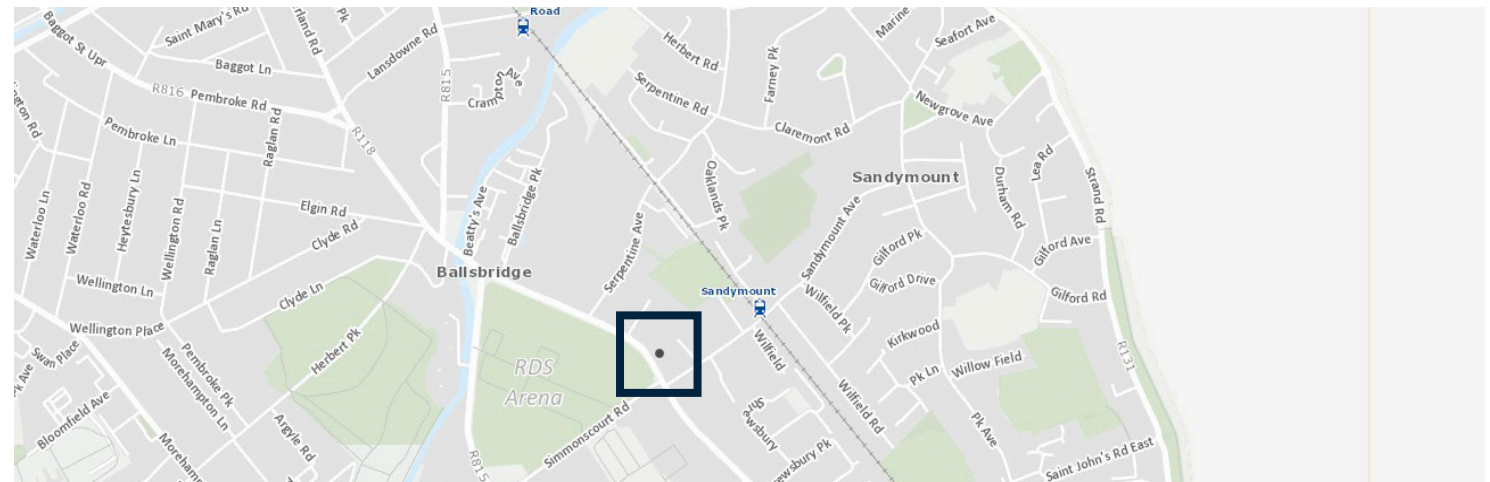
Ground Floor



First Floor



Second Floor



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