

# 25 GROSVENOR PLACE

*Rathmines, Dublin 6*

**FOR SALE**

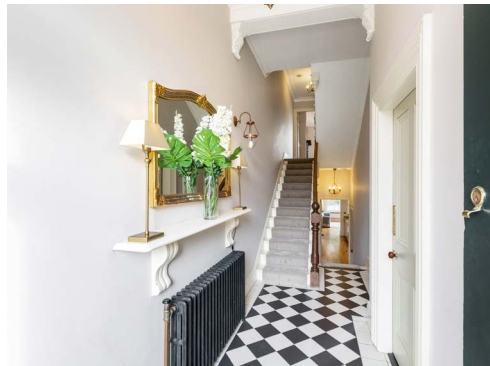




# 25 GROSVENOR PLACE

*A wonderful terraced period family home presented in excellent decorative order ideally located for the local amenities of Dublin 6.*

A classic red brick Edwardian residence with wonderful proportions extending to approx. 193 sq. m / 2,075 sq. ft. (excluding attic room) over three storeys. Having been extensively and tastefully refurbished over the last decade by its previous owners the property is presented in excellent decorative order throughout.





# ACCOMMODATION



No. 25 is well set back from the road and is approached via a long front garden laid out in lawn and bounded by mature hedging. The front door opens into an attractive entrance hall with black and white tiled floors to the right of which are interconnecting reception rooms with timber floors, the drawing room with bay window and both with marble fireplaces, high ceilings and original ceiling coving.

Under stairs storage and a guest WC flank the hall before leading into a smart galley style kitchen with top of the range appliances and opening to a wonderfully bright living / dining space to the rear with doors onto the back garden.





# ACCOMMODATION

There are four generous double bedrooms on the upper floors, all with cast iron fireplaces while the main bedroom to the front benefits from an en-suite shower room. There are two further bathrooms and a separate WC. Further upstairs accommodation includes a useful attic room which would make an ideal home office space/playroom while there is an abundance of storage throughout.



## GARDENS & LOCATION

The unusually long west facing front garden is laid out mostly in lawn and offers exceptional privacy from both the road and neighbouring houses. The east facing rear garden catches the morning sun and benefits from a decking area and leads to a garden house used as a utility room and could easily work as a home office. A small laneway provides pedestrian access at the rear.

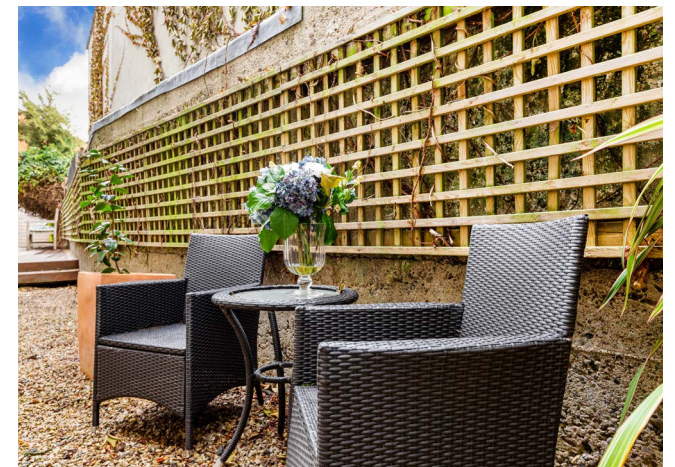
Grosvenor Place is ideally situated for the transport, leisure and shopping amenities both Rathmines and nearby Rathgar have to offer. St Stephens Green is just 2.5km away while there are regular bus services from Rathgar Road and Lower Rathmines Road in to and out of the City Centre.

Local schools include St Louis', The High School, Terenure College, Alexandra College, Our Ladys Presentation College and many more within easy reach. Within easy reach also are a selection of excellent shops, café's, pubs and restaurants.



### FEATURES

- GFCH
- Walk-in condition
- Wonderful period features throughout
- Garage & rear laneway to rear





## DETAILS

**BER:** D2 **BER Number:** 107209553

**Energy Performance Indicator:** 295.80 kWh/m<sup>2</sup>/yr

**Approx. Size:** 193 sq. m. / 2,075 sq. ft.

**Viewings:** By Appointment / Virtual Viewing

## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

## CONTACT



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# FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



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