

7 ORMOND ROAD

Rathmines, Dublin 6

FOR SALE

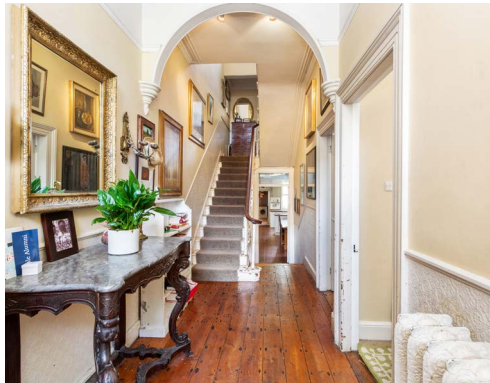


BER EXEMPT

7 ORMOND ROAD

Knight Frank are delighted to introduce 7 Ormond Road, an exceptional Victorian terraced family residence with an abundance of period features set in a quiet residential road in the heart of Dublin 6.

No. 7 Ormond Road is a magnificent four bedroom mid-terraced family home presented in immaculate decorative order throughout; benefiting from a wonderful back garden. The Victorian home is spread over two floors extending to approximately 185 sq. m / 2,000 sq. ft.



ACCOMMODATION



A railed front garden provides a pedestrian entrance to the hall door and a wide entrance hall with decorative corning and centre rose, to the right are two classic reception rooms with original marble fireplace and decorative corning, which are separated by folding doors to provide an adaptable living space. The secondary reception room could easily be configured as a formal dining room.



ACCOMMODATION

To the rear is a fabulous country style kitchen/ breakfast room with a 2 oven aga, painted timber cupboards, stainless steel sink and plumbed for dish washing machine. There is a utility room off the kitchen which provides access to the rear garden. There are four bedrooms spread over the first floor and return. The main bedroom features an abundance of built in wardrobes. There are three further double bedrooms, a smaller single, a family bathroom and additional shower room. All bedrooms feature ornate cast iron fireplaces and period features throughout. As demonstrated by the immediate next door neighbours, these properties lend themselves to extension and improvement subject to of course the relevant planning permission.



GARDEN & LOCATION

The garden to the back is beautifully landscaped and benefits from a raised timber fence offering a great deal of privacy. A paved path leads from the rear door to timber laid decking at the end of the garden which would be ideal for alfresco dining.

Situated on a quiet residential road within a few minutes'

walk of Rathmines Village with its wide variety of shops, local pubs, high quality restaurants, delicatessen, dry cleaners and cafes. Local schools include The High School, Terenure College Alexandra College, Our Ladys Presentation College and many more within easy reach.

Located between the junctions of Palmerston Road and

Moyne Road, 7 Ormond Road is near Beechwood LUAS stop and the wonderful Mortons. Within easy reach of a selection of the top schools, a wide range of facilities availing the area taking in Rathmines, Rathgar and Ranelagh Villages.



FEATURES

- GFCH
- 2 oven aga
- Off street parking
- Close to Beechwood LUAS
- A short walk to Rathmines Village



DETAILS

BER: Exempt

Approx. Size: 185 sq. m. / 2,000 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

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[KnightFrank.ie](https://www.knightfrank.ie)



PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

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