

# ST MARTIN

*15 Waterloo Lane, Ballsbridge, Dublin 4*

**FOR SALE**

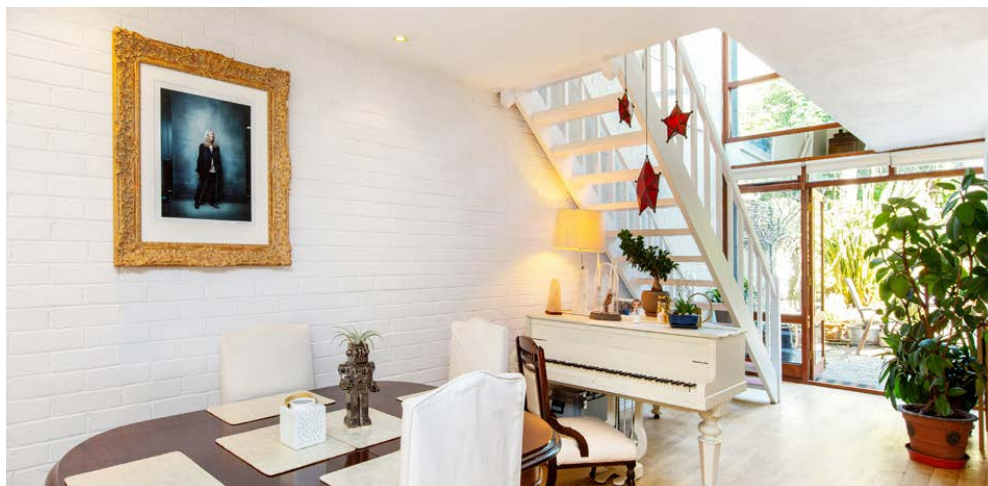
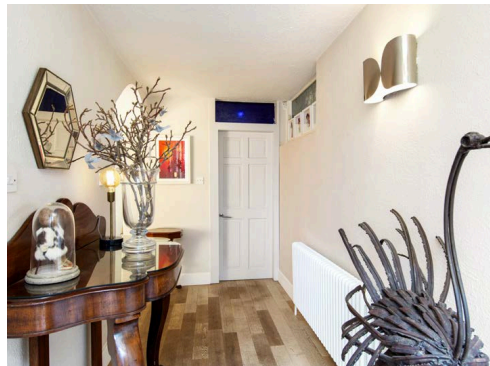


BER E2

# ST MARTIN

*An exceptional 3 bedroom Mews superbly located in the heart of Dublin 4 benefiting from a wonderful approx. 60 ft rear garden and off street parking for up to three cars.*

**S**t Martin is a highly attractive detached mews on this desirable lane in the heart of Ballsbridge, moments from Baggot Street and the Grand Canal. Set behind electric gates, this stylish home offers both privacy and excellent outdoor space. The mews is clad in American Cedar and is well presented throughout.



# ACCOMMODATION



**T**he bright and well proportioned accommodation extends to approx. 148 sq. m. / 1,600 sq. ft. and comprises a welcoming entrance hall, guest WC with built in storage that could be easily reconfigured into a shower room. Off the entrance hall is the open plan living / dining room which is flooded with natural light from double height windows at the rear overlooking the garden, French doors at either end of the house and features including timber floors and an open fireplace. Adjacent is a recently fitted kitchen with granite worktops, a large breakfast bar, utility cupboard and garden access.



# ACCOMMODATION

**O**n the first floor there are 3 generous bedrooms. The main bedroom to the front of the house benefits from floor to ceiling windows with shutters offering privacy. This spacious room features an abundance of storage, a wash hand basin and shower. There is a large double bedroom to the rear and a single bedroom to the front, both with built in wardrobes as well as a family bathroom. Further accommodation includes a hot press and drop down ladder providing access to sizeable attic space.



## GARDEN & LOCATION

Outside the front courtyard is enclosed by stone walls and timber gates with ample parking for up to 3 cars. Previously St. Martin was the residence of the Bulgarian Embassy and the guard house remains. This is a brick built room with windows and while currently used as a store, has the potential to be a small home office, gym or workshop.

To the rear of the property is a surprisingly long south east facing gravelled garden (approx. 60 ft) with mature planting. The patio seating area is a lovely evening suntrap. Given the size of the outdoor space, there is also excellent potential to extend or remodel should one wish to (subject to planning permission).

St Martin is situated moments from Baggot Street, Ballsbridge & within a 20 minute walk from both Grafton Street and Ranelagh. There is a wide variety of recreational facilities in the locality such as Herbert Park, The Aviva Stadium and the RDS showgrounds. There is an excellent selection of primary and secondary schools to choose from nearby as well as UCD and Trinity College.



### FEATURES

- Alarm
- CCTV
- Electronic gates with intercom
- GFCH
- Secure parking for up to 3 cars
- Approx. 60 ft rear garden



## DETAILS

**BER:** E2 | **BER Number:** 01948016

**Energy Performance Indicator:**

371.67 kWh/m<sup>2</sup>/yr

**Approx. Size:** 148 sq. m. / 1,600 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



**Guy Craigie**

Director of Residential  
SCSI / RICS  
guy.craigie@ie.knightfrank.com



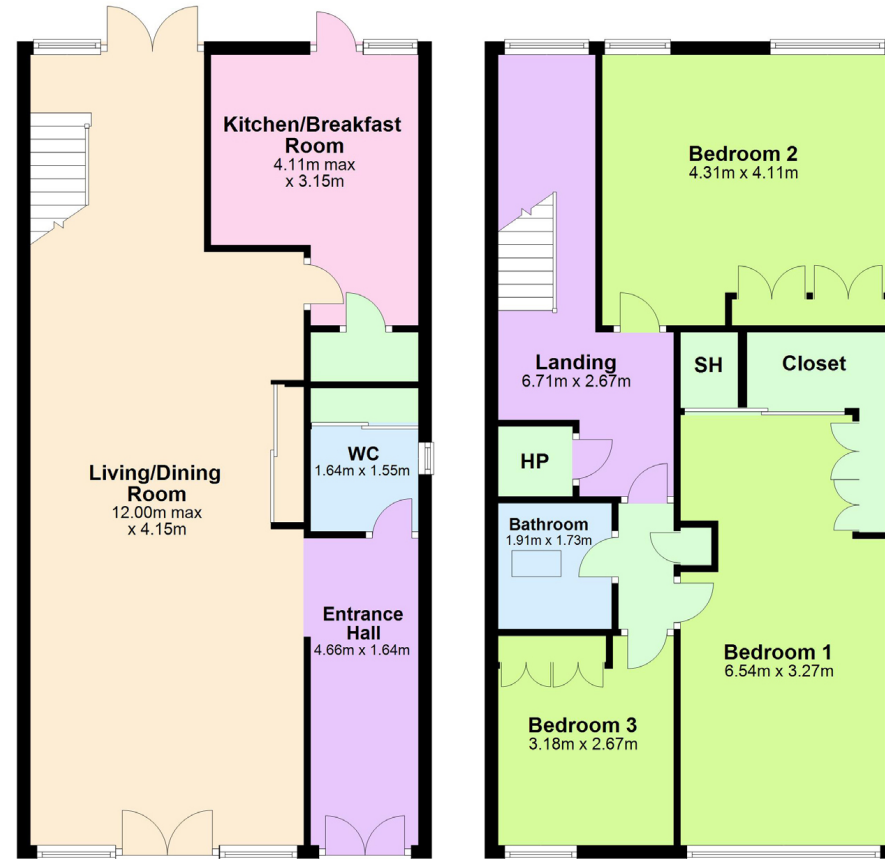
**Peter E. Kenny**

Director of Prime Residential  
MRICS MSCSI  
peter.kenny@ie.knightfrank.com

+353 1 634 2466

residential@ie.knightfrank.com

# 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.



20-21 Upper Pembroke Street  
Dublin 2  
Tel: +353 1 634 2466

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

PSRA Registration Number:  
001880

Subject to Contract/ Contract  
Denied/ Without Prejudice

## CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property.

Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001880.