

4 Eglinton Park

Donnybrook • Dublin 4



4 EGLINTON PARK

Approached behind wrought iron railings and a paved driveway allowing for off street parking, this impressive double fronted home boasts real curb appeal. Extending to approximately 225 sq. m. / 2,420 sq. ft. of bright and well-proportioned accommodation over three floors, the attractive front door with glazed surround provides access to a porch which in turn opens through to the welcoming and spacious entrance hall with Liberty White motif tiled floors and a cloaks cupboard.

Large double doors open through to the stunning open plan kitchen / living / dining space with floor to ceiling fully glazed sliding doors overlooking the landscaped back garden. The contemporary Nolte kitchen with island features Quartz worktops and a beautiful Ponte Vechia marble splashback. Adjacent is a guest WC, utility room and pantry. The living / dining space features semi-solid Oak timber flooring and double doors open through to the elegant drawing room with an integrated gas fireplace and large bow window overlooking the front garden.

There are five bedrooms on the upper floors. On the first floor is the main bedroom with bow window, a bank of bespoke wardrobes and a luxuriously appointed en-suite shower room with twin Alape basins and white Marmi Onyx tiles. There are three further bedrooms on the first floor, one with direct access to the family bathroom, which can also be accessed from the landing. On the second floor is another good sized double bedroom with use of its own shower room across the second floor landing.

No. 4 has been refurbished and extended to the highest possible standard by a team of experts who have brought this wonderful family home right up to date with great care and attention. There is excellent storage space both under eaves and in the storeroom to the front of the house.





GARDEN

The front garden comprises a paved parking area with access to the external storeroom, and electric car charging point. There is a landscaped border with herbaceous perennials bounded by box hedge. The extremely private rear garden comprises a large yellow limestone paved patio area with external plug sockets, ideal for warm weather dining and a lawned area bounded by box hedging. The boundary wall features a climbing rose and forms the backdrop for a beautifully planted herbaceous border.

LOCATION

Located in Dublin 4, close to Dublin's embassy belt, just 3km from St Stephen's Green and a stroll to Donnybrook Village, this is without doubt a prime location without compromise. Eglinton Park is a quiet residential cul-de-sac located just off Eglinton Road. Donnybrook offers a superb array of fashionable shops, boutiques and restaurants, Herbert Park with its 32 acres of grounds, The RDS, AVIVA Stadium, Merrion Cricket Club and Donnybrook Lawn Tennis Club to name just a few landmarks are all within walking distance. Schools in the area include St. Conleth's College, St. Michael's College, Loreto St Stephens Green and Muckross College. UCD Campus at Belfield and Trinity College are both within easy reach. The airport is readily accessed via the Samuel Beckett Bridge or the Port Tunnel while the N11 provides convenient access to the south of the City and M50 motorway.





FEATURES

- Munster Joinery double and triple glazed windows
- Bespoke Nolte Kitchen with Miami White Quartz worktops & Ponte Vechia Marble splashback
- High quality Siemens & Whirlpool integrated appliances
- Semi-solid Elka Oak timber floors & Equipe Liberty tiles on ground floor
- Fully fitted utility room off kitchen to include WC, washer, dryer, sink and pantry
- Gas fired central heating
- Off street parking
- Landscaped front and back gardens
- Electric car charging point







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FLOOR PLANS

Ground Floor



NOT TO SCALE

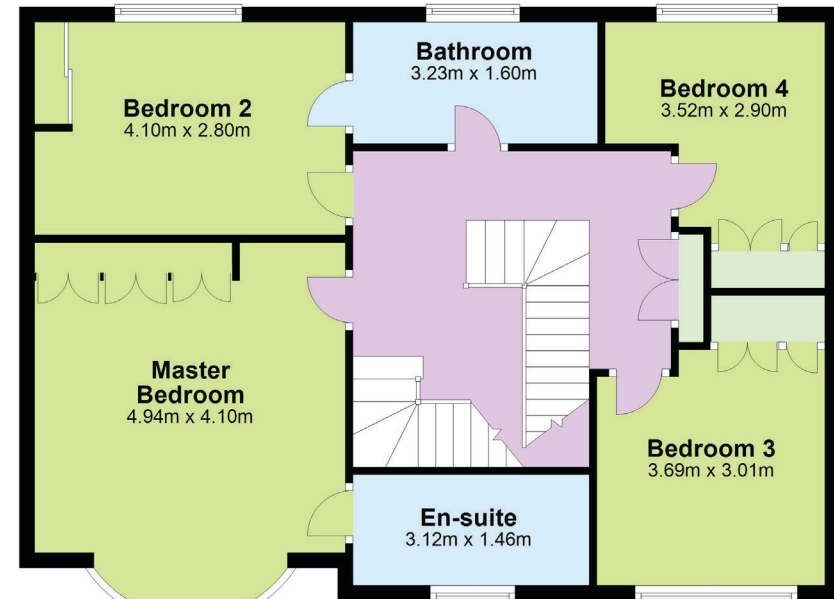
Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

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

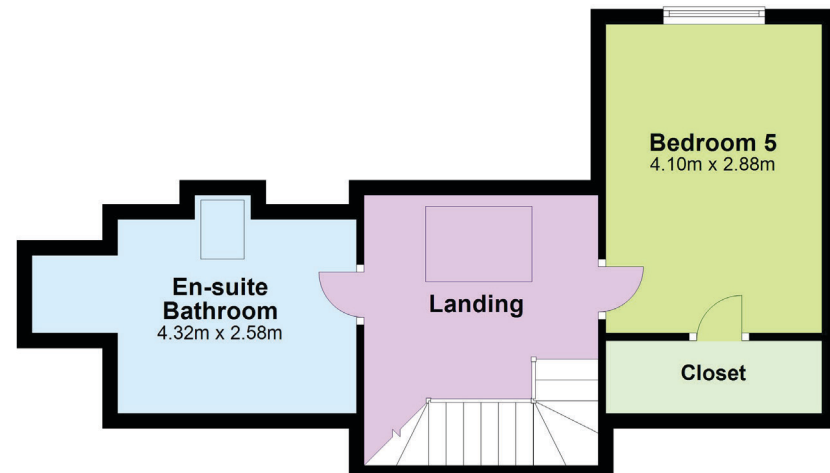
These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.

First Floor



Second Floor





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Street, Dublin 2

Contact:
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Viewing:
Strictly by Appointment

Overall Size:

Approx. 225 sq. m. / 2,420 sq. ft.

BER: 109757757

