

57 HERBERT LANE

Dublin 2

FOR SALE



57 HERBERT LANE

A rarely available and simply stunning four-bedroom mews-built c 1889 and located on the highly desirable and tranquil Herbert Lane, accessible off Herbert Street and Mount Street Crescent.

Beautifully maintained, this fabulous home of approx. 213.7 sq. m. / 2,300 sq. ft. with garage for off street parking, rear garden of approx. 40ft and roof top terrace offers modern living space whilst retaining its period charm. A stone façade leads through to contemporary living accommodation, both light and airy in feel. The wonderful southerly oriented outside space really sets this central Dublin mews house apart. The ground floor comprises a welcoming and spacious entrance hallway with wainscot panelling incorporating the radiators, your eye immediately drawn straight through to the wonderful sunny rear garden. On the left a door to the garage for off street parking, two boilers, utility area and ample storage.





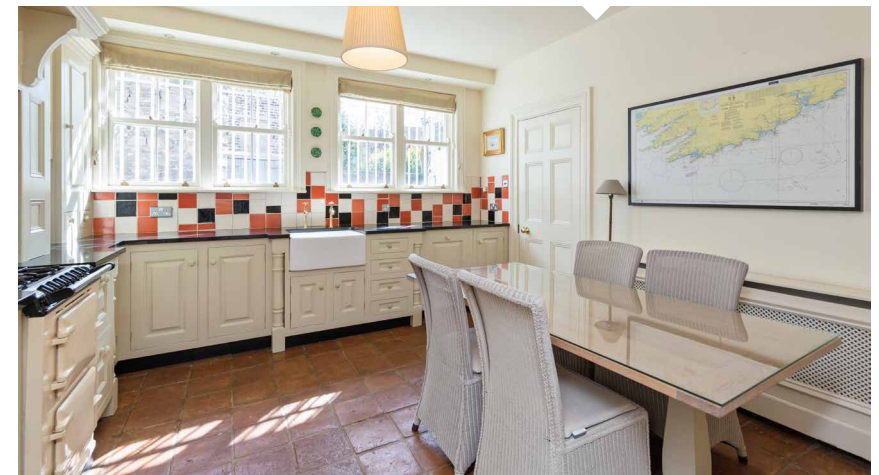


ACCOMMODATION

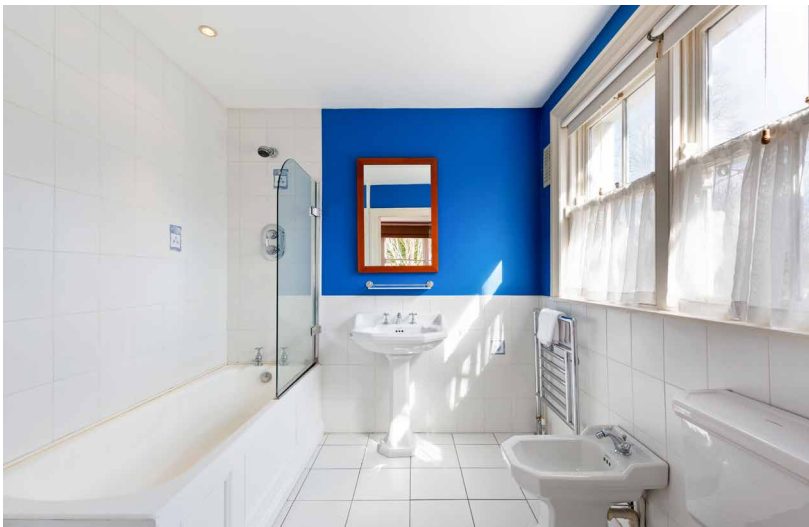


The fully fitted kitchen features a range of high-quality floor and wall mounted timber cream painted units, a 4 ring gas Aga Companion, fitted appliances and terracotta stone floor. A door leads through to the magnificent open plan living / dining room with timber floors and an attractive marble fireplace with granite surround and coal effect gas fire. French doors to the rear garden with a leaded fan light above and two large sash windows takes advantage of its southerly aspect giving this room an incredibly airy and warm feeling. A downstairs WC completes the ground floor accommodation.

The first floor with glass ceiling lantern bathes the landing with light and benefits from four spacious double bedrooms, one currently in use as a home office. The principal bedroom is to the rear spanning the width of the house. It overlooks the beautiful and tranquil rear garden and benefits from an en-suite with bath, shower, a bidet and heated towel rail. A good sized family bathroom, utility cupboard and storage area are also on this level. From the hall, a staircase leads to the spacious roof top terrace with views over the Grand Canal.



ACCOMMODATION





GARDENS & LOCATION

The private south facing rear garden has a formal layout with a low maintenance design. There is an attractive stone wall with two beautiful apple trees that bear lots of fruit during the summer months, four graceful Silver birch trees frame the gravel area and box hedging. A patio area for outside dining and to enjoy some drinks on a warm summer's day.

57 Herbert Lane is tucked into a lovely neighbourhood that has seen a huge improvement over the last 5 years. Just a short stroll from Baggot Street, Leeson Street and St Stephens Green this property benefits from a fantastic array of central Dublin highlights to include the finest dining options, with shops, bars and cafes all in abundance. Grand Canal Dock is also in close proximity.

The convenience of Herbert Lane cannot be overstated, with all of the city's amenities within walking distance. An excellent selection of schools are within the vicinity to include Loreto College and St Conleth's College while Trinity College is also a short walk. For transport hireable Dublin City bikes can be found on Herbert Street while DART, LUAS and Dublin Bus services are all in close proximity.



FEATURES

- Gas fired central heating
- Roof top terrace
- Alarm system
- Timber sash windows
- South facing rear garden
- Vehicle garage

 1  4  2







DETAILS

BER: :C3 **BER NUMBER:** 114594427

Approx. Size: 213.7 sq. m. /2,300 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



Tara Jerman

Sales Advisor
tara.jerman@ie.knightfrank.com
ASCSI / ARICS



Peter Kenny

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

+353 1 634 2466

residential@ie.knightfrank.com

FLOOR PLANS



NOT TO SCALE

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

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Subject to Contract/ Contract
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