

ST. JOHN'S

9 Wellington Place, Ballsbridge, Dublin 4.

FOR SALE





ST. JOHN'S



St. John's is a unique detached, Georgian villa style property which is ideally located on Wellington Place in the heart of Dublin 4.

It is understood that the property was originally a former hunting lodge of The Duke of Wellington. The house is set on a site of approximately 0.3 acres at the junction of Clyde Road and Wellington Road extending to 381sq. m (4,110 sq. ft.)

The property was extended in 2000 creating the open plan kitchen / family area to the rear, and an additional bedroom at hall floor level. The main entrance hall is situated on the first floor which is approach by a flight of granite steps. There are two large reception rooms, a dining room and a drawing room both with large double glazed timber sash bay windows feature marble fireplaces. Leading to the inner hallway, there are two double bedrooms, one with an ensuite and then a separate W.C .





ACCOMMODATION



To the rear is a third bedroom featuring a lovely balcony with double doors. The ensuite which is fitted with a power shower and bath is located above this bedroom accessed by a separate stairs.

On the basement level to the right of the is a family room which has recently been re-done with DPC insulated walls, concrete floor which is topped with timber flooring and is wired for quadraphonic music. To the left is a home office which dates back to the 1920s. At the back corner of the room on the left hand side there is a door out to the garage. The kitchen, which is part of the extension is fully insulated with double foam and is finished again with DPC concrete floors with timber flooring on top. Further accommodation includes a two further bedrooms and one bathroom with power shower, wine cellar and utility room





ACCOMMODATION





GARDENS & LOCATION

The property features many period features and is situated on an extensive site with lawned gardens to the rear affording a great deal of privacy with mature landscaping featuring a cherry tree, two plum trees, one damson tree and a large fig tree along with an old fish pond. The house is approached via electric security gates and a large driveway to the front, providing ample off-street parking for at least six cars or more. The garage extending

to approx. 360 sq.ft (33 sq.m) is positioned to the side of the property and it is wired and plumbed. There are also two additional storage units and an outside WC. Wellington Place enjoys a convenient location within walking distance of both Ballsbridge and Donnybrook Villages with their array of fashionable shops, boutiques and restaurants. A wide range of recreational facilities are nearby such as Herbert Park with its 32 acres of grounds catering for an extensive

range of amenities that include bowling greens, football pitches, tennis courts, children's playground and leisurely strolls around the duck pond. Also close by are the Aviva Stadium, the RDS Showgrounds and David Lloyd Riverview to name just a few landmarks. Meanwhile St Stephen's Green and the City Centre can be reached within a 30 minute walk. , Muckcross Park, Loreto College St. Stephen's Green, UCD and Trinity College.



FEATURES

- Approx. 0.3 acres of mature gardens
- An abundance of period features
- Generous sun filled reception rooms
- Double glazed timber sash windows
- Gas Fired Central Heating
- Close to N11





DETAILS

BER: Exempt**Approx.** House: 381sq. m (4,110 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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