

# 25 RAGLAN ROAD

BALLSBRIDGE DUBLIN 4



**Knight  
Frank**





**No. 25 Raglan Road comprises of a meticulously refurbished classic Victorian red brick, which has been transformed into the ultimate city residence. The finest of materials and the best quality fittings and fixtures combined with the owners expert eye for interior design has resulted in a dream city residence. Providing luxury accommodation in a classic Victorian setting with all modern conveniences seamlessly integrated. Situated in the centre of leafy Dublin 4 on one of it's finest roads only a short stroll from Ballsbridge and within easy reach of the city centre.** Approached through automatic gates to a pristine gravelled parking area, you ascend a flight of granite steps, pass through a pair of Ionic columns to the hall door. Entrance hall with classical York flagstone floor, decorative arch, ornate cornicing (egg and dart) and centre rose. One's line of sight is drawn down the hall past the panelled walls to an open plan study area with the bespoke cloaks cupboard and storage units two double French doors which open to raised patio, laid out in Indian sandstone and steps down to the garden. A bespoke French style kitchen with a centerpiece cream AGA with a matching electric four ring hob, American style fridge freezer, integrated dishwasher, shuttered window, painted timber floor,

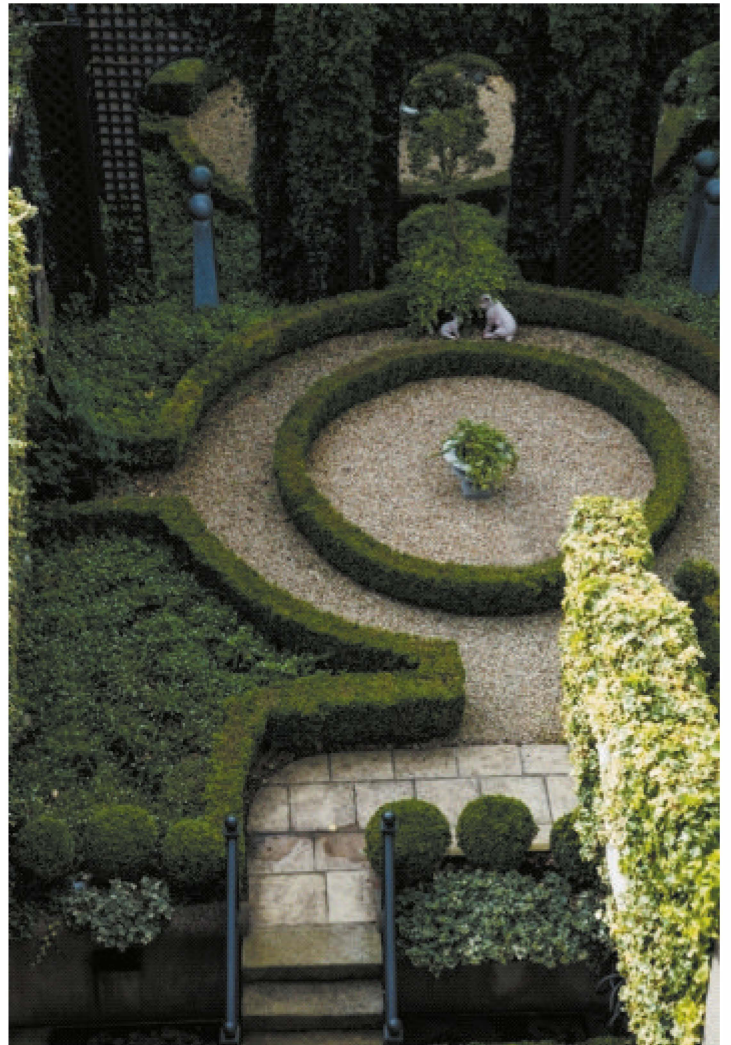
polished stone worktops, stainless steel 1½ drainer sink unit. Full folding dividing doors join this stylish kitchen to a comfortable family room with feature stone fireplace and decorative cornicing and centre roses in both these rooms.

An entrance door under the steps leads you to a broad entrance hall with classical refined white Limestone floor, decorative cornicing which is complimented by wall mounted ornate up lighters. At the end of the hall is a fully kitted out kitchenette with floor and wall mounted units, a polished granite work top, stainless steel sink, electric oven, 4 ring electric, hob and extractor fan. To the side of this is a shower room with shower unit wc, whb stone tiled floor part mirrored and part tiled walls. There is a large double bedroom and a sumptuous living room at this level with Sandstone fireplace, stone tiled floor decorative cornicing and French doors to garden.













#### **First Return**

A main bathroom with wash hand basin, polished marble top and storage unit, shower unit with rain dance shower, wc and feature bath encased in a mirrored cabinet.

#### **First floor**

There are two interconnecting drawing rooms, with feature marble fireplaces, shuttered windows, decorative cornicing, bespoke glass fronted cabinet and fully folding dividing doors connect these two rooms.

#### **Second return**

A gorgeous double bedroom decorative cornicing and shuttered window.

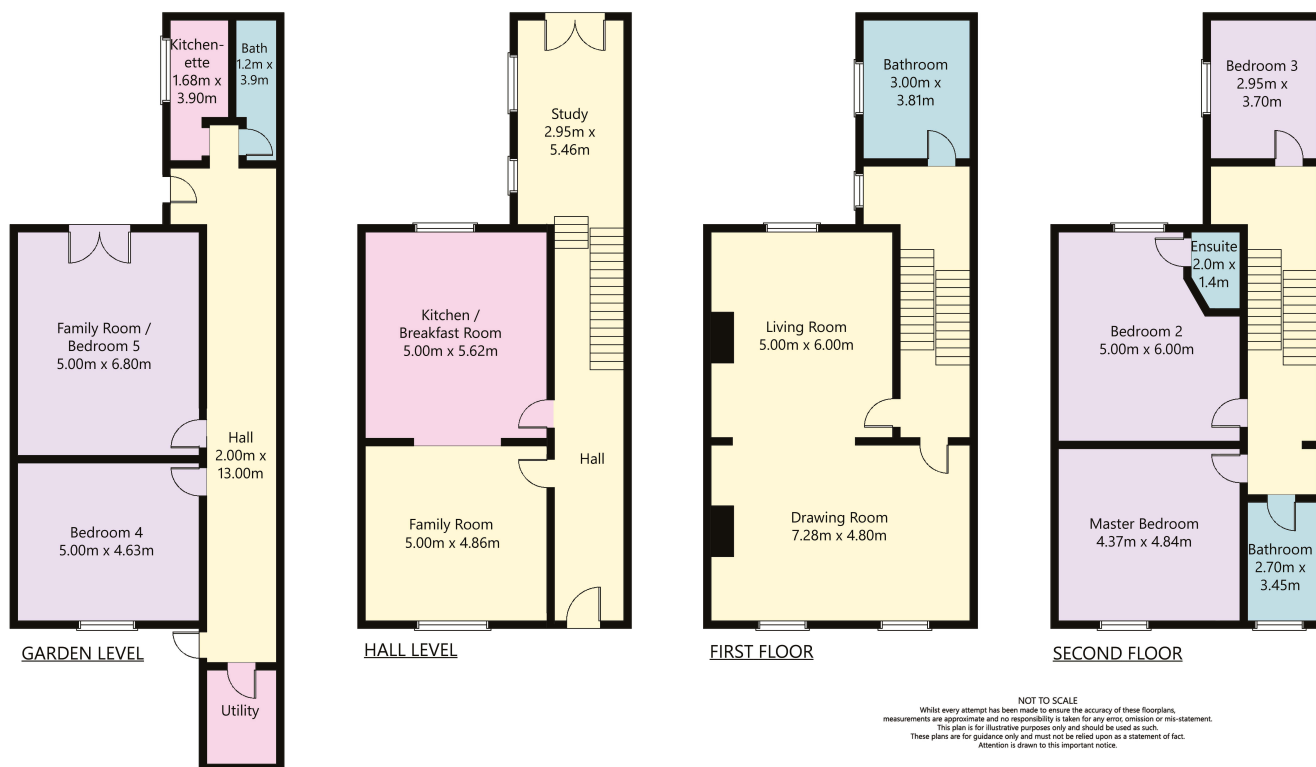
#### **Second floor**

There are two bedrooms at this level, to the front of the house is the master suite with a generously sized double bedroom, with the bespoke glass fronted fitted wardrobes, dado rail and shuttered window overlooking the front. A full bathroom with bath, integrated shower unit, WC, twin sinks with polished marble top and bespoke cabinets. The second bedroom which faces west, features an en suite shower room and a matching pair of bespoke wardrobes together with part panelled walls.

#### **Exterior**

A generous gravelled driveway and parking area to the front. To the rear is a carefully designed garden and patio area with a raised sun patio paved in Indian sandstone, individual flowerbeds edged with box hedging and mirrored arches back wall which cleverly reflect light back into the garden. The lower paved patio/eating area which is conveniently serviced by the lower kitchen.





## Features

- Beam vacuum system and security system installed
- Gas fired central heating with underfloor heating at the garden level
- Wired for sound system, wired for electric gates
- Fully fitted and integrated kitchen which is wired and plumbed for an island unit
- Original fireplaces and cornicing throughout
- Ample built in units throughout the property

**BER: Exempt**

**Approximate Floor Area:** 404 sq m / 4350 sq ft

## Viewing:

Peter Kenny

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**Viewing is strictly by appointment only**