

55 HADDINGTON ROAD

55 Haddington Road, Ballsbridge, Dublin 4

FOR SALE



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55 Haddington Road is an attractive two storey over garden level period residence extending to approximately 206 sqm / 2,215 sq.ft situated close to Baggot Street.

The property, which has been refurbished and extended comprises a garden level two-bedroom apartment and a two-bedroom duplex on the upper two floors. A flight of steps leads to the front door with stained glass fanlight and side panels.

The first unit comprises an entrance hall leading to the first reception room featuring sash window with working shutters, original period fireplace and timber flooring. From here, double doors open to the dining room also with period fireplace. To the rear is a bright kitchen / breakfast room fitted with modern wall and floor units, a 5 ring gas hob, extractor fan, oven, integrated fridge/freezer and integrated dishwasher.







ACCOMMODATION



There is a door to the terrace with steps down to the garden. A storeroom and shower room complete the accommodation on this level. On the first floor there are two double bedrooms. The main bedroom features original sash window with working shutters, fitted wardrobes and ensuite. The second bedroom also features recessed lighting and original window. Further accommodation on this floor includes a bathroom and study area off the landing.

The garden level apartment comprises an entrance lobby with tiled floor opening to the living room with recessed lighting and stainless-steel contemporary gas fireplace. Double doors open to the kitchen / breakfast room fitted with wall and floor units, gas hob, extractor, oven, integrated dishwasher and recessed lighting. The rear hall includes a bathroom with bath and overhead shower. There is also a utility closet, storage closet and door to the courtyard. The bedrooms are located to the rear both with built in wardrobes.



ACCOMMODATION





ACCOMMODATION





LOCATION

The property features original detailing including ceiling cornices, centre roses, sash windows with shutters and period fireplaces. The garden is laid out in gravel and enjoys a south westerly aspect. There are few residential properties located in such a prime location, so close to Dublin City Centre with all of its services and amenities. Within minutes' walk is Merrion Square, one of Dublin's finest Georgian squares, and home to the

National Museum of Ireland and Leinster House. At the other end of the road is the Grand Canal, a tranquil area in the heart of the city with walking and cycling trails and a host of restaurants and cafes nearby. Baggot Street and Haddington Road are both home to some of Dublin's finest dining options, with shops, bars and cafes all in abundance here. Grand Canal Dock is also in close proximity as is Grafton Street and St. Stephens

Green. The convenience of Haddington Road cannot be overstated, with all of the city's amenities on its doorstep. 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.



FEATURES

- Gas fired central heating
- An abundance of period features
- Alarm system
- Timber sash windows with working shutters
- Potential to convert 2 units back into a single dwelling

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DETAILS

BER: E1 **BER NUMBER:** 105397798

Approx. House: 206sq.m (2,217 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.

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FLOOR PLANS



NOT TO SCALE

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