

23 ELGIN ROAD

BALLSBRIDGE

◇
Dublin 4

ACCOMMODATION



The property, which has been refurbished and extended, now combines all the charm and elegance of the Victorian era while having been extensively upgraded to provide the comfort and convenience for modern day living.

A flight of granite steps leads to the front door. On stepping inside the entrance hall, one is immediately struck by the graciousness of this home with high ceilings, bordered a stunning arched window with panelled architraves, that floods the space with light. The first reception room is located to the front of the house with two picture sash windows with working shutters, white marble fireplace and pitch pine timber flooring.



ACCOMMODATION

Double doors encased in ornamental timber architrave leads into the second reception room with its attractive large sash window overlooking the rear garden.

The combination of architectural and modern detailing is consistent throughout these two rooms with painted shutters, deep panelled door embrasures, high specification chrome fittings, utility services and modern lighting fittings. Further accommodation on hall level includes a centre hall with staircase to all floors and guest WC.



The kitchen itself comprises a painted in frame cabinet fitted units, gas fired Aga with electric companion, Miele appliances and Liebherr larder fridge. The original granite hearth still occupies the space behind. This room is also fitted an original granite hearth set behind the aga along with granite countertops and recessed lighting further compliment the design of this space/room.

Off the kitchen/ dining area, steps descend to a large living room extension with floor to ceiling glass sliding doors to the patio area. This area of the property lends itself potentially to be zoned off allowing for the addition of a bar, library, gym, or perhaps a children's play area.









On the hall level return is a bedroom suite with walk in wardrobes and balcony looking on to the rear garden. A luxurious en-suite bathroom finished to the highest standards with rain shower, towel radiators and marble tiling throughout can also be found. The first-floor return replicates the ground floor with a bedroom, walk in wardrobe and ensuite all laid out in the same manner.

There are two bedrooms on the first floor with the master bedroom to the front of the property. Both bedrooms are fitted with built in custom wardrobes and boasts more detailed features including the much-desired sash windows and marble fireplaces.











GARDENS & LOCATION

The front of the property is approached via wrought-iron gates opening into the driveway laid out in gravel and cut granite curbing lined with topiary box hedging and copper beeches. To the rear is a south-facing garden which features an AstroTurf lawn. There is also a generous granite patio, ideal for al fresco dining. To the rear of the garden is a self-catering small studio apartment approximately 20m² / 215 sq. ft with kitchenette and en-suite.

Situated in this prime residential location, 23 Elgin Road is within walking distance of both Ballsbridge and Lansdowne 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. There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, St Michael's College, UCD and Trinity College. This particular address manages to blend the most desirable residential features with superb proximity to the CBD. It affords residents the opportunity to be immersed in some of the city's most atmospheric sporting and entertainment events while still providing a secluded and exclusive residential environment.

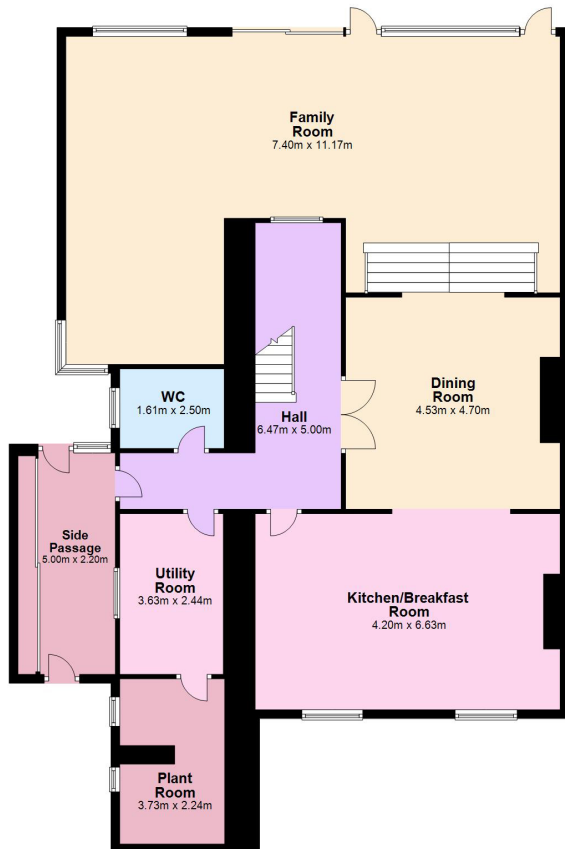


FLOOR PLANS

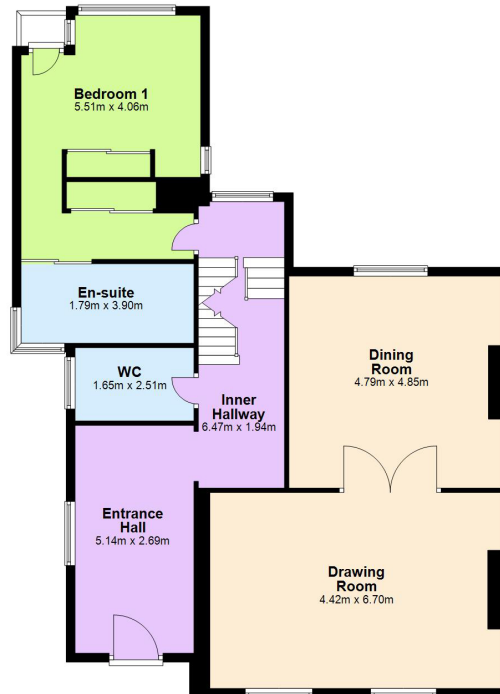
Garden Level



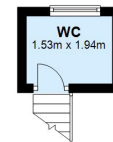
Ground Floor



First Floor



Second Floor



CONTACT



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DETAILS

BER: Exempt

Approx. Size: 416 sq. m. / 4,478 sq. ft.

Tenure: Freehold

Viewings: Strictly By Appointment

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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FEATURES

- Gas fired underfloor heating
- Miele Appliances
- Intricate cornicing
- Architectural detailing throughout
- Double glazed timber sash windows
- Opus Sound system



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Subject to Contract/ Contract
Denied/ Without Prejudice

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