

WATERLOO HOUSE

8-10 Waterloo Road, Ballsbridge, Dublin 4

FOR SALE



BEREXEMPT

WATERLOO HOUSE



4 STAR GEORGIAN GUESTHOUSE



A rare opportunity to acquire a magnificent 4 storey, three over garden level period twin town residences which extend approximately 798 sq.m. /8,500 sq.ft. of beautifully appointed and superbly proportioned accommodation.

All 21 bedrooms are tastefully presented with immaculate en-suite shower rooms and are well equipped to a 4 star standard. This fine residence boasts the gracious, classical proportions of the early 1800's with superb floor to ceiling height and many of the original period features intact.

Waterloo House is a superb walk-in going concern with a renowned reputation for excellence and friendly efficient service. To add to the convenience, these twin Georgian town residences share a lift to all floors, ample off-street parking to the front and a quiet secluded garden to the rear. It has proved a popular choice with both corporate and leisure guests from all over the world for the past 24 years.



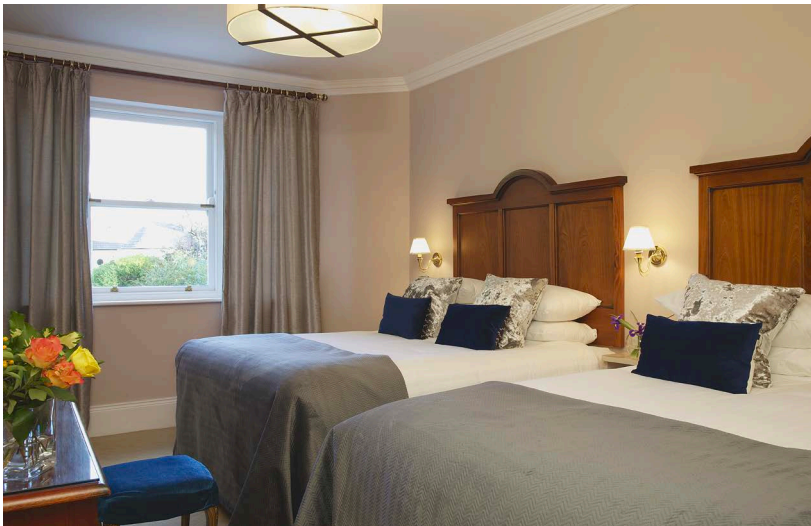
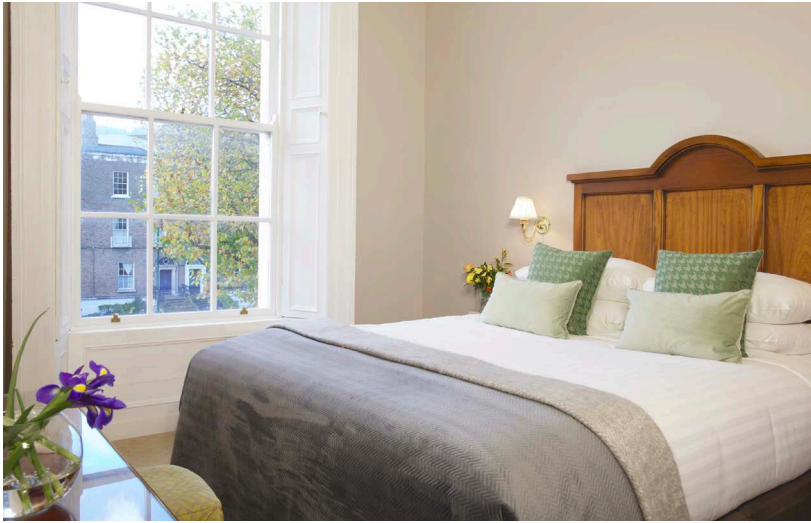


ACCOMMODATION





ACCOMMODATION



LOCATION

Ballsbridge is a leafy suburb and many large companies have their headquarters here and so the area is full of trendy shops, a wide selection of fine restaurants, gastro pubs, and traditional public houses. On the northern end of Waterloo road is the bustling Upper Baggot Street and Pembroke Road, and the opposite end opens onto Lesson Street Upper. The Aviva stadium, RDS, Grand Canal and Herbert Park are

all within a short walking distance. This prime Dublin 4 address has every conceivable amenity is on the door step including a wealth of shops, restaurants on Baggot Street Upper. The area also hosts several of the top schools and colleges. Waterloo House is ideally located between Dublin's two rail systems; both the LUAS & DART are 10 minutes away and the location is served by numerous Dublin bus routes as well as the AIRCOACH

Almost all of Dublin's iconic architectural, literary, cultural, sporting and entertainment attractions are within an easy 2 km distance (5-30 min walk) from this 4 star accommodation: Aviva Stadium, RDS, St Stephen's Green, Grafton Street, Book of Kells at Trinity College, National Library, National Gallery and National Concert Hall, (National Theatre of Ireland), Art Gallery and Temple Bar.



FEATURES

- Original period features throughout
- Four-star rating
- Lift to all floors
- Excellent condition through out
- A luxuriously appointed guest lounge
- Free parking

 3
  21
 





LOCATION





FLOOR PLANS

DETAILS

BER: Exempt

Approx. Size: 798 sq. m. /8,590 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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NOT TO SCALE
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PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

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