

# 3 WINDSOR ROAD

Rathmines, Dublin 6

FOR SALE



BER C2







## 3 WINDSOR ROAD

A classic red brick mid terrace Victorian town residence extending to approximately 252 sq. m. / 2,700 sq. ft. in one of the most sought-after areas in Dublin 6, close to local speciality shops and the all-important LUAS link at both Beechwood and Cowper.

The entire home was renovated and extended circa 20 years ago to great effect providing extensive family accommodation. The original front door encased with decorative corbels and glass fan light opens in the entrance hall. The entrance hallway is bright and welcoming with pitch pine floors. The first reception room is to the front of the house and has a gas fired fire with decorative timber mantle and a large sash window looking out to the front garden.

Moving on through the hall, a few steps lead down to the second reception room located to the right with glass block feature wall. There is a cloakroom, guest WC with shower and separate laundry room with fitted floor and wall units.









# ACCOMMODATION



To the rear of the property is a modern open plan Family room/Breakfast room/ Kitchen with plenty of light provided by the ceiling Velux Windows. The kitchen is fitted with Neff American fridge/ freezer, integrated raised dishwasher, induction hob with extractor and eye level electric ovens. French doors open from here into a walled rear garden designed for low maintenance.

Moving to the first floor, there is a spacious Master bedroom which spans the width of the front of the house. There are two large sash windows which flood the room with natural light and bespoke built-in wardrobes. There are three further bedrooms with ample fitted wardrobes and a large family bathroom with free standing claw foot bath and separate shower.



# ACCOMMODATION







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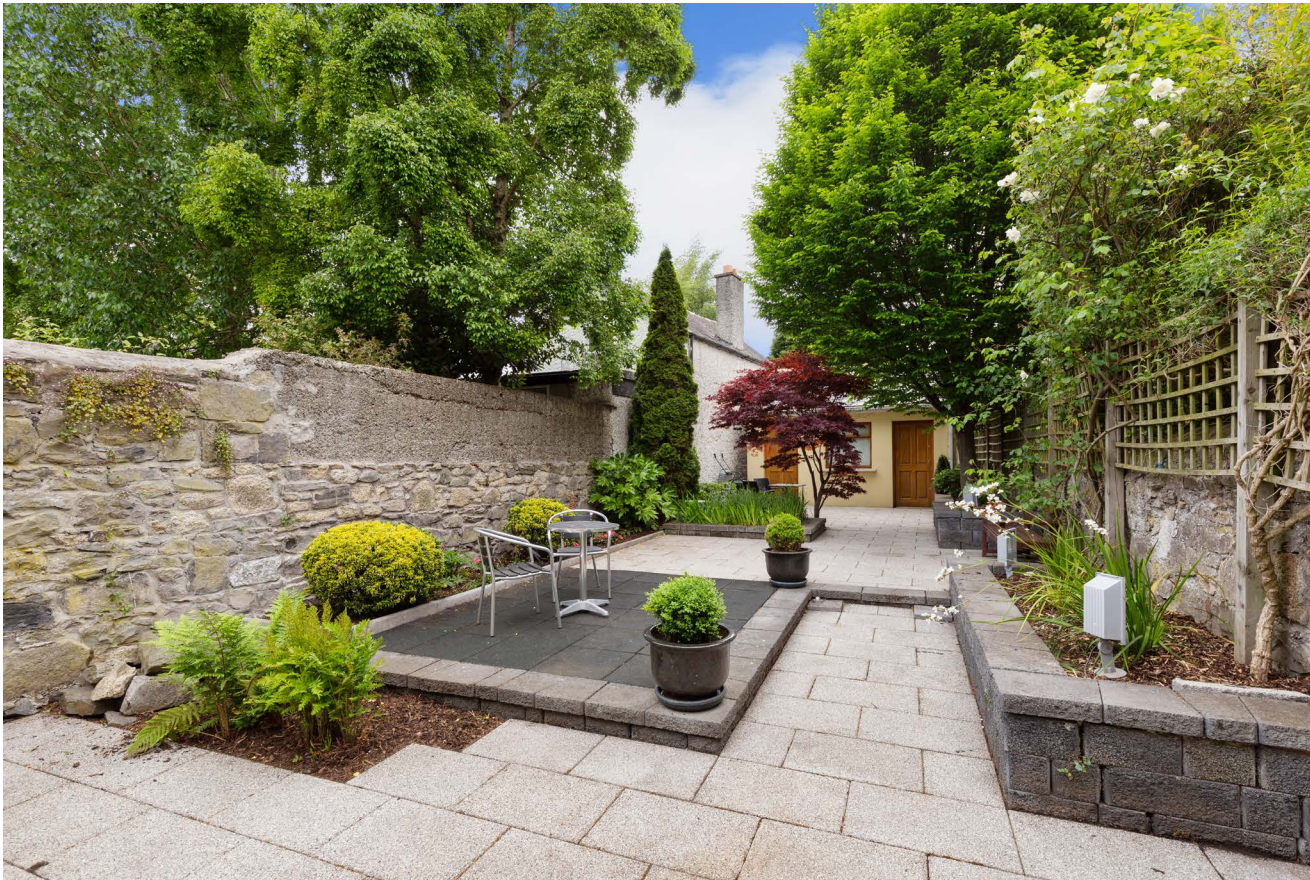


## GARDENS & LOCATION

There is a railed front garden designed with decorative stone and shrubbery for low easy maintenance, with a pedestrian path laid in terracotta tiles to the front door. The rear garden is laid out in paving, decorative stone and borders planted with a variety of shrubs and trees, are of low maintenance, encased by stone walls. There is a purpose-built garden room which could easily serve as a summer house or home office with some minor

alterations subject to the relevant planning permissions. No. 3 is within a short stroll of local speciality shops in Rathmines, Ranelagh and Palmerston Park is also nearby. The property is conveniently close to the Cowper Road & Beechwood LUAS stops, putting it in easy reach of the city centre. The upmarket suburban villages of Ranelagh and Rathmines are within close proximity, both of which enjoy the benefits of an abundance of local amenities - to

include a wide selection of shops, gastro pubs and local restaurants. There is an excellent choice of local schools nearby such as High School, Gonzaga College, St Marys College, Alexandra College, Terenure College and Our Lady's College, to mention but a few. For recreational facilities Palmerston Park, Dodder Park and Bushy Park are all close by.



### FEATURES

- Gas-fired central heating
- An abundance of period features
- Double glazed sash windows
- Security alarm
- Rear pedestrian access to laneway









## DETAILS

BER: C2

Approx. House: 252 sq.m (2,700 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

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