

# 43 LEESON PARK

## RANELAGH

◇  
Dublin 6





## ACCOMMODATION



The accommodation throughout is flexible and extends to approx. 362 sq. m. / 3,897sq. ft. An electronically controlled pedestrian entrance gate to the front garden allows access via a paved stone pathway to a short flight of Granite steps upwards to the hall door.

The entrance hall which is offset from the balance of the accommodation has interesting nooks, original corncicing, and centre rose. This leads to the main reception which runs front to back, still retaining a hint of Victoriana while blending into the contemporary space as one approaches the rear of the house where a glazed balustrade overlooks the kitchen below and the triple height extension which floods the house with natural light.



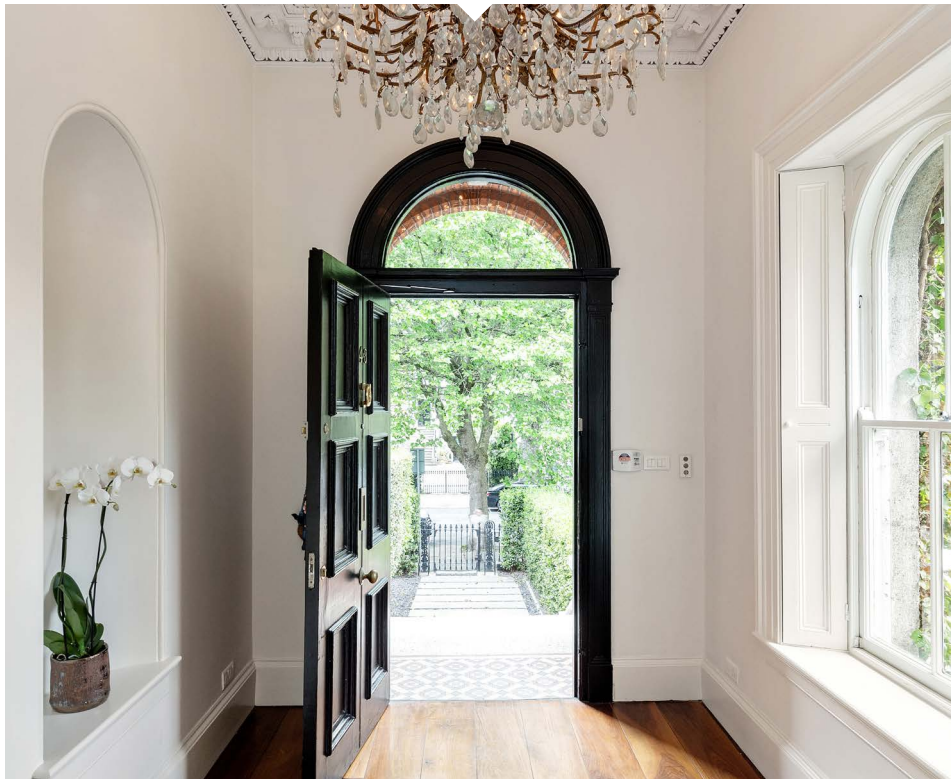




## ACCOMMODATION

There is a cosy spot for a desk or reading chair next to this space, beside which is a separate office. An interesting use of wide plank Canadian Walnut floor boards through the top two floors adds a sense of luxury to the accommodation.

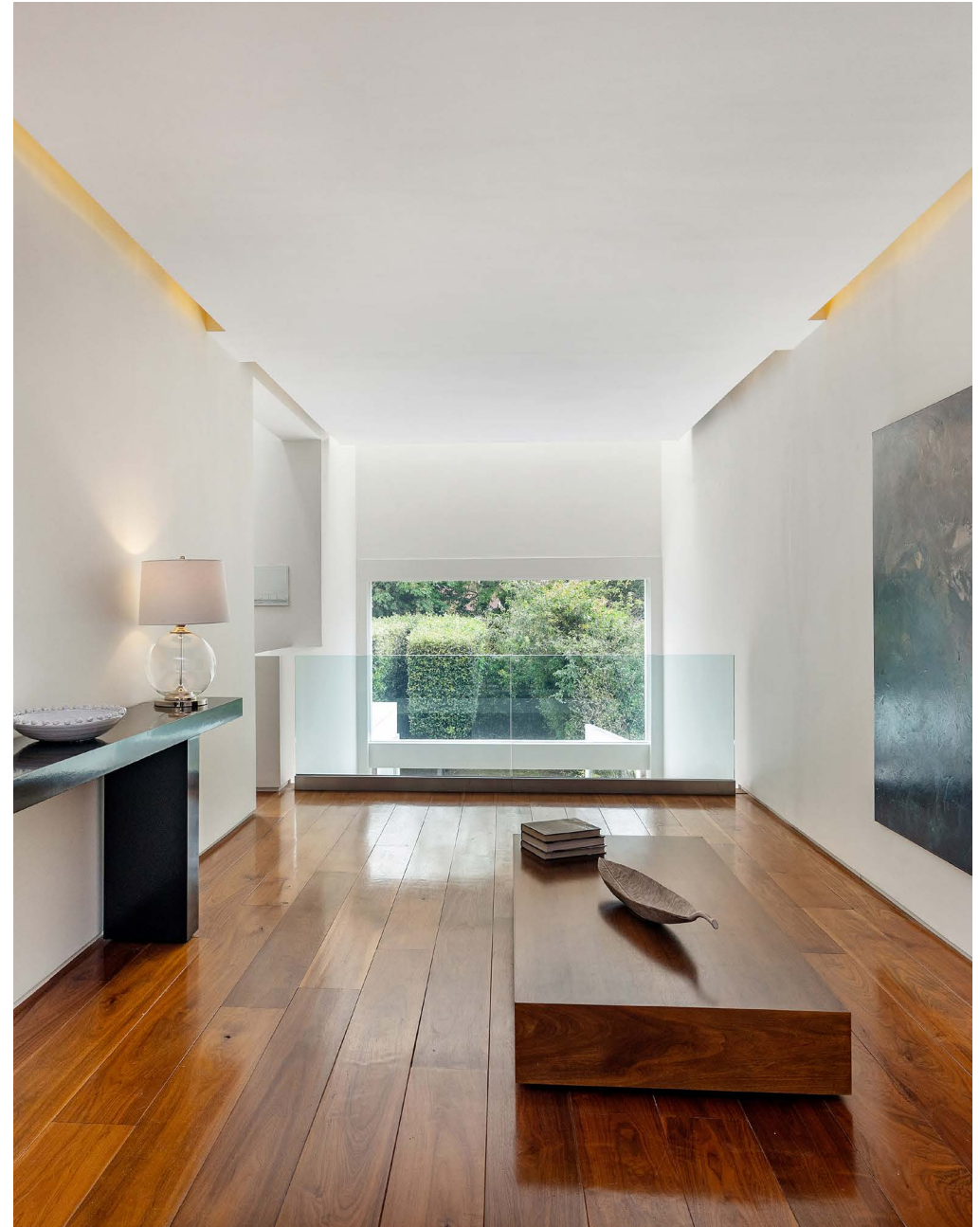
Moving up a flight of stairs to the first bedroom featuring an arched window and a full ensuite with solid Limestone bathtub. Next is the principal bedroom which boasts custom designed walk in wardrobes and a stunning ensuite complete with a full size solid Limestone bathtub. Glazed doors from this room give access to a private terrace which has to be seen to be believed.





Finally at this level there is a third ensuite bedroom also featuring arched windows and with the added advantage of soundproofing.

Moving back downstairs to the garden level, the first thing we see is a state-of-the-art guest WC faced in black glass with lighting giving the effect of starlight. There is ample storage under the stairs. Running front to back in the property at this level we have a breakfast room which enjoys a triple height ceiling and a wall of glass overlooking the garden, the access door is hinged so that entire door folds flat against the wall. The Limestone floor leads directly into the state-of-the-art Kitchen with a full range of De Dietrich, Gaggenau and Belling appliances, a Limestone island unit and floor and wall mounted units complete the fit out.

















From here, the open plan layout leads into the informal sitting room featuring a Stucco fireplace and windows overlooking the front garden. Also at this level there is a laundry, a fourth ensuite bedroom which is tucked away from the rest of the accommodation and would make an ideal guest suite. There is access to the front garden under the front steps.



















## GARDENS & LOCATION

Externally manicured gardens featuring lollypop style bay trees both front and rear, Limestone patio to the rear with water feature, lawn and rear entrance. To the side is a purpose-built garage with a push button controlled door for easy access.

No. 43 enjoys one of Dublin's most convenient and popular locations having all of Ranelagh's many amenities nearby. It is within easy walking distance of both the City Centre and the village of Donnybrook 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.

Also close by are the Aviva Stadium, the RDS Show grounds and Fitzwilliam Lawn Tennis Club 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, Sandford Park, St Michael's College, Loreto College St.Stephen's Green, 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. All in all a dream home in a perfect location close to the City Centre yet on a quiet residential road.







# FLOOR PLANS



Total area: approx. 362.3 sq. metres



## CONTACT



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## DETAILS

**BER:** Exempt

**Approx. Size:** 362 sq. m. / 3,897sq. 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
- Completely re-designed and extended in 2003 by John Rocha
- Intricate cornicing
- Architectural detailing throughout
- Timber sash windows
- Brushed Chrome light switches
- Garage providing secure off street parking



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Subject to Contract/ Contract  
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