

SPERANZA

75 LEESON STREET UPPER

Dublin 4

ACCOMMODATION



With great attention to detail and imagination, this property provides the comfort and convenience of modern day living that is rarely achieved in homes of this era.

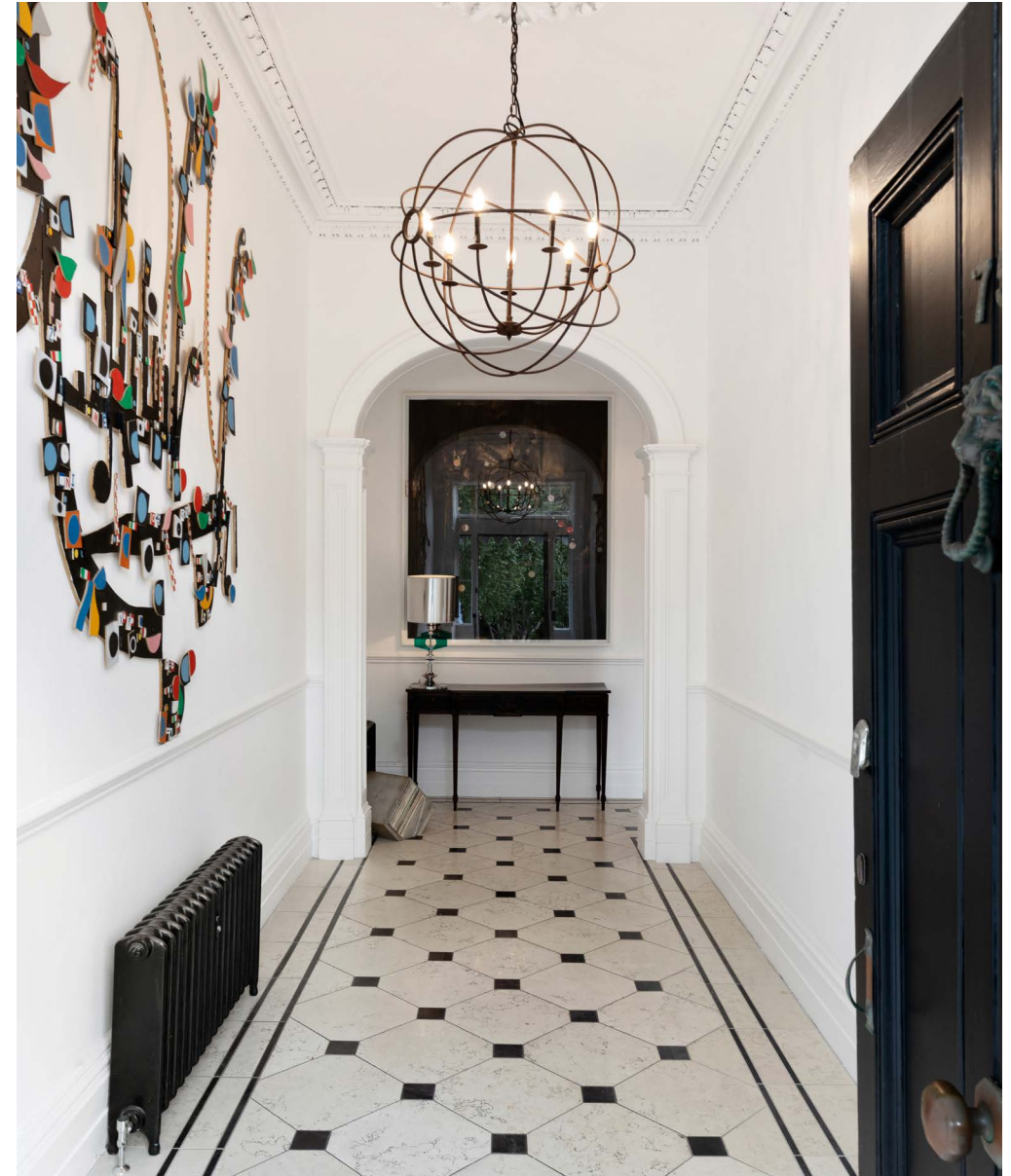
A flight of Granite steps leads to the hall door which opens into a spacious hallway filled with natural light, there is a tiled floor with border inset and cast iron radiator. To the right of the hall are two gracious interlinking reception rooms. The first reception room is located to the front of the house with an impressive triple sash window with working shutters, original marble fireplace and stained wide planked floorboards. Additional detailing includes decorative corning and centre rose.



ACCOMMODATION

Double doors lead into the second reception with a picture window looking onto the raised decking area with a sunny south westerly orientation. The combination of architectural detailing is consistent throughout the house with modern day light fittings.

Further accommodation on this level includes a centre hall with staircase to all levels and good size guest WC with cloaks cupboard. The hall return has a double bedroom decorated with stunning chinoiserie wallpaper by DeGourney with double doors leading directly onto the large decking area with spiral wrought Iron staircase to the garden. On the first-floor return is the unique bedroom / office with tall barrel vaulted panelled ceiling and beautiful arched window that mirrors the ceiling.



On the first floor there are three double bedrooms, with the principal bedroom suite running the full depth of the property, with a dressing room that leads into a luxurious ensuite with Drummonds bathroom fittings, free standing bath, rain shower, plantation shutters and heated towel rail. A family bathroom with also Drummonds bathroom fittings, cast iron free standing bath and separate double shower completes the accommodation on this level.

On garden level there is second entrance hall for everyday use, a study / bedroom with ensuite plus two interlinking reception rooms with solid timber floors, built in book shelves and fireplace with gas insert. A trap door leads down to an underfloor wine cellar. These two rooms lead directly to a substantial Poggenpohl fitted kitchen / breakfast room fitted with contemporary wall and floor units, centre island, integrated appliances and AGA with gas and electric module companion. The kitchen opens directly to the garden through slim framed steel doors to a patio and lawned garden with mature trees.



























GARDENS & LOCATION

The front of the property is approached via electric security gates which leads to a generous parking area laid out in gravel and granite cobble. A pathway sheltered with mature landscaping to include elegant Silver Birch trees, Annabelle Hydrangeas and a Japanese Maple draws you to the front of the property.

Leeson Street Upper is well situated providing an easy walking distance of both the City Centre and the village of Donnybrook with its wide range of shopping facilities. The village of Ballsbridge is also close by and between the two there are an 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 such as the Aviva Stadium and RDS while still providing a secluded and exclusive residential environment.







FLOOR PLANS



Total area: approx. 370.8 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.

FEATURES

- Original detailing throughout
- Timber sash windows with working shutters
- Intricate cornicing
- Poggenpohl fitted kitchen
- Drummonds bathroom fittings
- B&O system; Lutron lightening throughout
- Poliform fitted wardrobes
- Carrara marble mosaic flooring
- De Gournay Wallpaper



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PSRA Registration Number:
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Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

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