

57A LEESON PARK

Ranelagh, Dublin 6

FOR SALE





57A LEESON PARK

"A stunning four bedroom contemporary city residence of approximately 170 sq. m / 1,830 sq. ft. ideally situated on one of Dublin's most desirable residential roads, benefitting from an abundance of off street parking and a landscaped back garden"

Designed by architect John Keogan, this home was almost entirely re-built in 2020. 57A Leeson Park is a wonderful example of contemporary design, re-imagining a former coach house into a spacious, well thought-out family home exuding style and finished to the highest standards throughout.

Well set back from Leeson Park behind original brick gate piers the front garden provides off street parking for four cars and is laid in poured concrete slabs framed by grasses and mature shrubbery. A set of beautifully aged golden sandstone gate piers give the entrance a Mediterranean feel while the Crittall style windows and white washed reclaimed Georgian bricks really set the tone for this magnificent home.







ACCOMMODATION



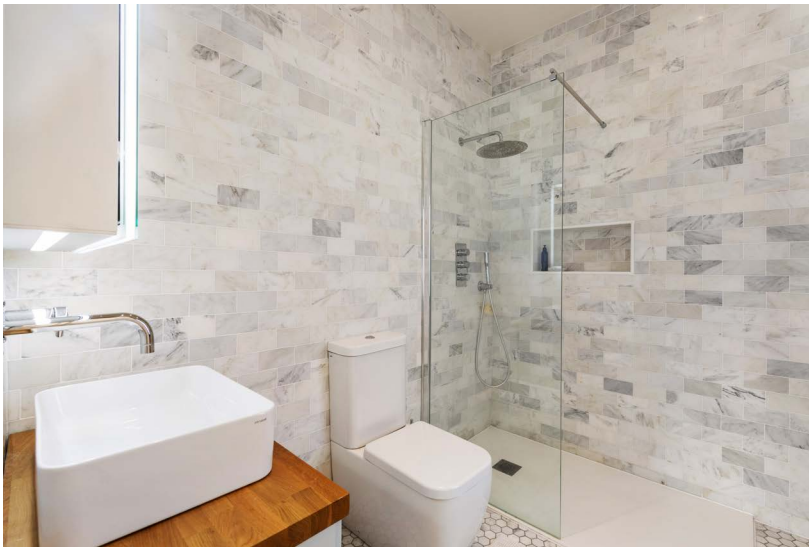
A granite paved entrance hall with an abundance of fitted storage provides access to the staircase hall - a great entertaining space in itself - off of which is a guest WC and plant room. To the left is a bright living room with fitted shelving, overlooking the front garden. To the back of 57A we find an expansive living / dining / kitchen spanning the full width of the house comprising a painted timber kitchen with Miele integrated appliances, a centre island, custom concrete worktops, and solid wide plank oak floors. Three glazed doors open seamlessly onto the sunny back garden. There is ample space for dining as well as a cosy seating area. Off the kitchen is a useful utility room.

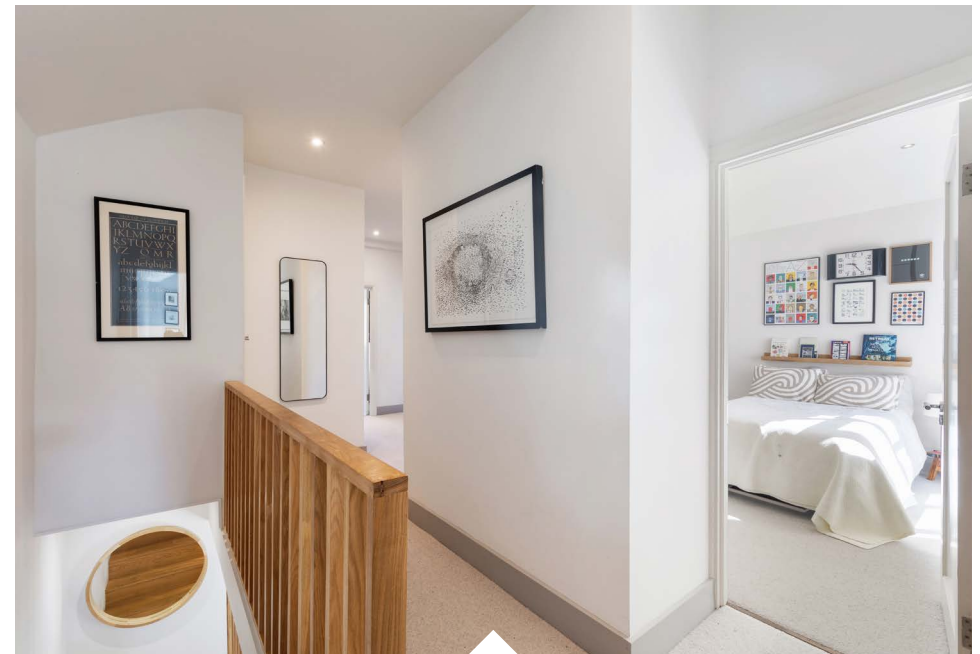
There are four double bedrooms on the first floor, two with en-suite shower rooms, while a family bathroom and hot press complete the accommodation. All of the bathrooms are luxuriously appointed featuring marble tiles throughout and chrome fittings. No. 57A is a stunning, light filled home with an abundance of fitted storage throughout.





ACCOMMODATION







GARDENS & LOCATION

The gardens of Leeson Park have been attractively landscaped and tie nicely into the overall look and feel of the property. Off the kitchen is a sunny porcelain paved patio area capturing the morning sun, beyond which is an expanse of lawn bounded by maturing Hornbeam trees which receives direct sunlight all day. The large front garden is equally attractive, while electric gates can be fitted as required.

57A enjoys one of Dublin's most convenient and popular locations having all of Ranelagh's many amenities nearby while also being within easy walking distance of the City Centre. A wide range of recreational facilities are nearby such as Fitzwilliam Lawn Tennis Club, Herbert Park with its 32 acres of pleasure grounds and weekend market, and walks along The Grand Canal. There is an excellent choice of schools on

hand to include St. Conleth's College, Sandford Park, St Michael's College, Loreto College and for third level, 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 an exclusive residential environment.



FEATURES

- Four double bedrooms (two en-suite)
- Zyle Fenster triple glazed Crittall effect windows
- Top of the range fixtures & fittings
- Gas fired central heating
- Alarm
- Sunny landscaped garden
- Off street parking for four cars



DETAILS

BER: B2 **BER No:** 103902128
110.73 kWh/m²/yr

Approx. Size: 170 sq. m / 1,830 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

CONTACT



Guy Craigie
Director of Residential
ASCSI / ARICS
tara.jerman@ie.knightfrank.com



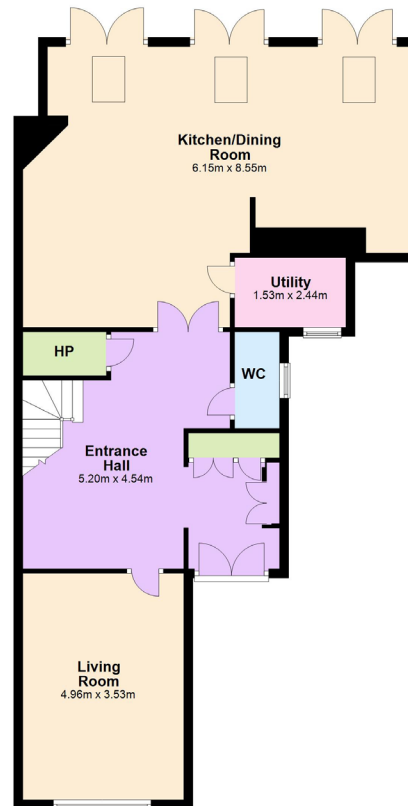
Annemarie Murphy
Sales Advisor
annemarie.murphy@ie.knightfrank.com

+353 1 634 2466

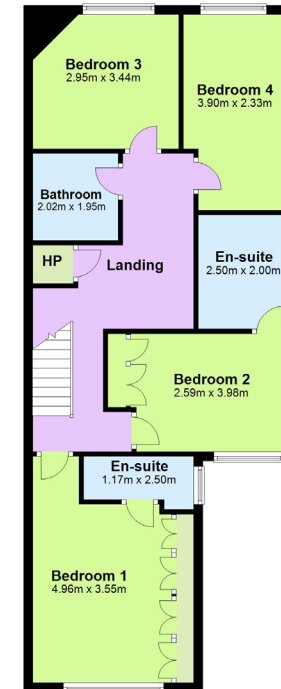
residential@ie.knightfrank.com

FLOOR PLANS

Ground Floor



First Floor



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



20-21 Upper Pembroke Street
Dublin 2
Tel: +353 1 634 2466

[KnightFrank.ie](https://www.knightfrank.ie)

PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property.

Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001880.