

26 ELGIN ROAD

Ballsbridge, Dublin 4

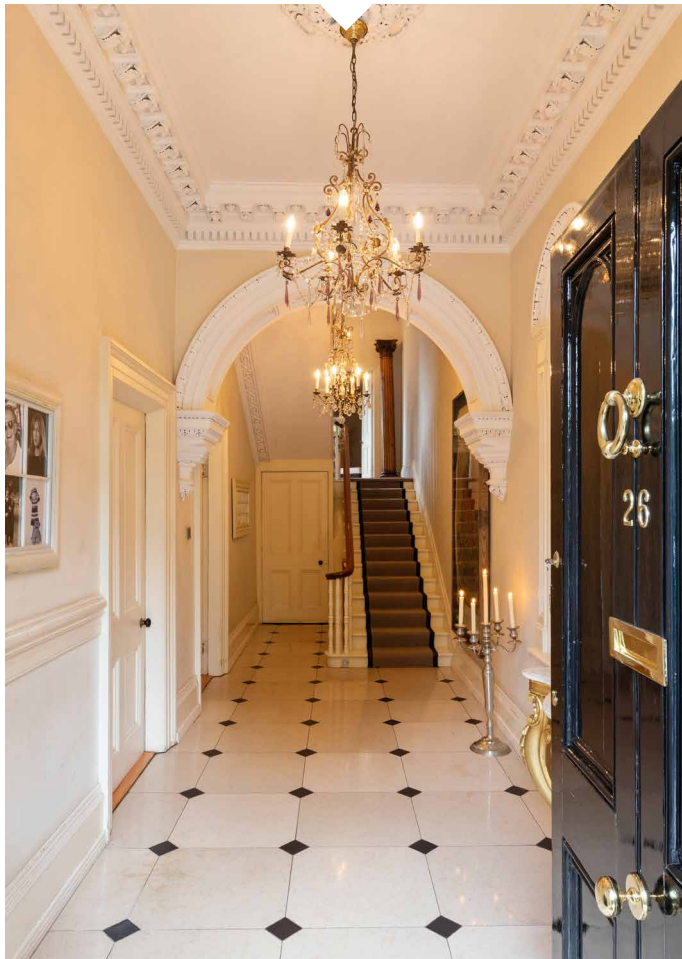
FOR SALE





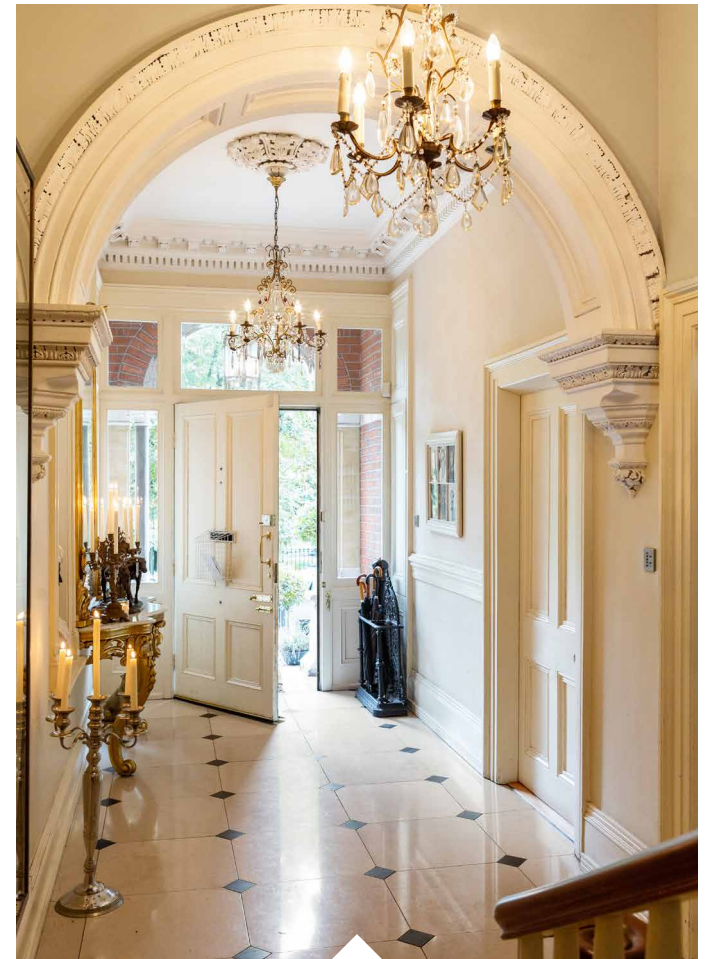
26 ELGIN ROAD

"Providing luxury accommodation in a classic Victorian setting with all modern conveniences seamlessly integrated while benefiting from a garden level work space and self-contained one bedroom studio apartment"



A classic Victorian red brick terraced home which has been transformed into the ultimate City residence on this exceptionally quiet Ballsbridge road. The finest of materials and the best quality fittings and fixtures has resulted in a beautifully presented period home which extends to approx. 479 sq. m / 5,166 sq. ft. over four floors.

Approached through wrought iron gates to a pristine gravelled parking area for at least two cars, the front garden is framed by manicured topiary bay trees and clipped box. A flight of granite steps ascends to the arched entrance porch flanked by Doric columns leading the hall door.







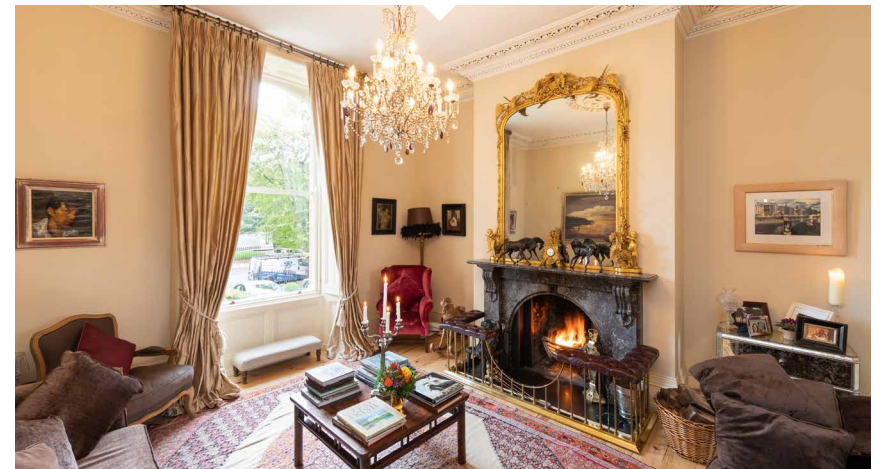
ACCOMMODATION



Briefly the accommodation comprises an imposing entrance hall with beautiful ceiling cornicing and marble tiled floors, to the left of which is a fabulous connected living space front to back featuring a living room with open marble fireplace, a fully fitted kitchen with centre island and a dining space with atrium roof opening onto a wonderful terrace, ideal for al-fresco dining. There is a large utility room at this level with steps to the back garden, and internally down to the garden level accommodation.

On the first return is the first of many luxuriously appointed bathrooms, this one to include a stunning freestanding copper bath. On the first floor there is a full width dining room looking across to St Bart's Church, with drawing room behind this providing exceptional entertaining space, both with original marble mantles and intricate ceiling cornicing.

The entire second floor comprises a spacious and luxurious principal bedroom suite with fitted wardrobes, a walk in wardrobe and en-suite bathroom. Further upper floor accommodation includes two double bedrooms, one with an en-suite shower room. No. 26 is presented in excellent decorative order throughout.

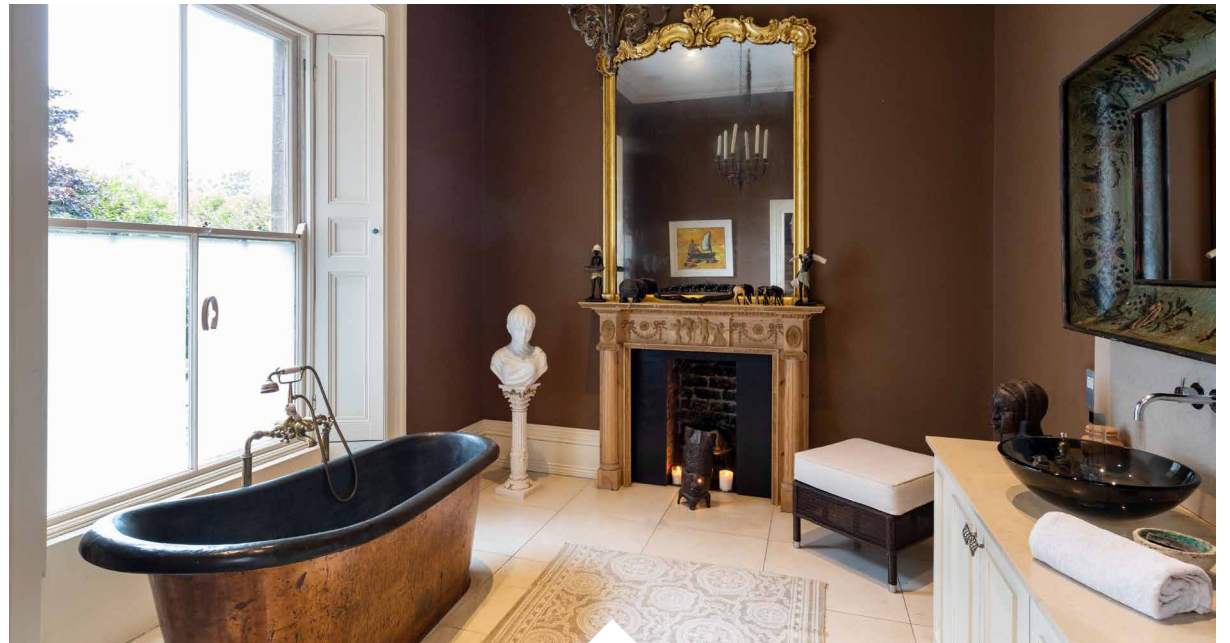




ACCOMMODATION







GARDENS & LOCATION



The manicured rear garden extends to approx. 30 metres ensuring it captures sun throughout the day. Laid out with low maintenance artificial grass and a selection of specimen trees and shrubs, there is also a paved patio area at the back of the house, perfect for warm weather entertaining.

Situated in this prime residential location, 26 Elgin Road is within walking distance of both Ballsbridge and Baggot Street 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 pleasure grounds and weekend market. Also close by are the Aviva Stadium, the RDS Showgrounds, David Lloyd Riverview and Eden One 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, St Michael's College, Blackrock College, Muckcross Park, 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.

The garden level has independent front access to include an under-steps reception area opening into a tiled hall with feature stone wall. This floor, part of which is used as a medical practice could easily be re-incorporated to the main house and was previously a luxurious double bedroom en-suite to the front and a garden room to the rear with doors opening onto the patio area.

There is also access to a one bedroom self-contained apartment from here comprising an open plan living room / kitchen, double bedroom and shower room.

FEATURES

- Ample secure car parking to the front
- Stunning period features throughout
- Excellent decorative order
- Gas fired underfloor heating throughout
- Flexible independent work space at garden level
- Smart wired throughout incorporating integrated music, lighting & multi-line phone system
- Self-contained one bed staff / guest apartment





DETAILS

BER: Exempt

Approx. size: 479 sq. m. / 5,166 sq. ft.

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.

CONTACT



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FLOOR PLANS



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.



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