

# 16 CLYDE LANE

Ballsbridge, Dublin 4, D04 A2X6

**FOR SALE**



BER D1

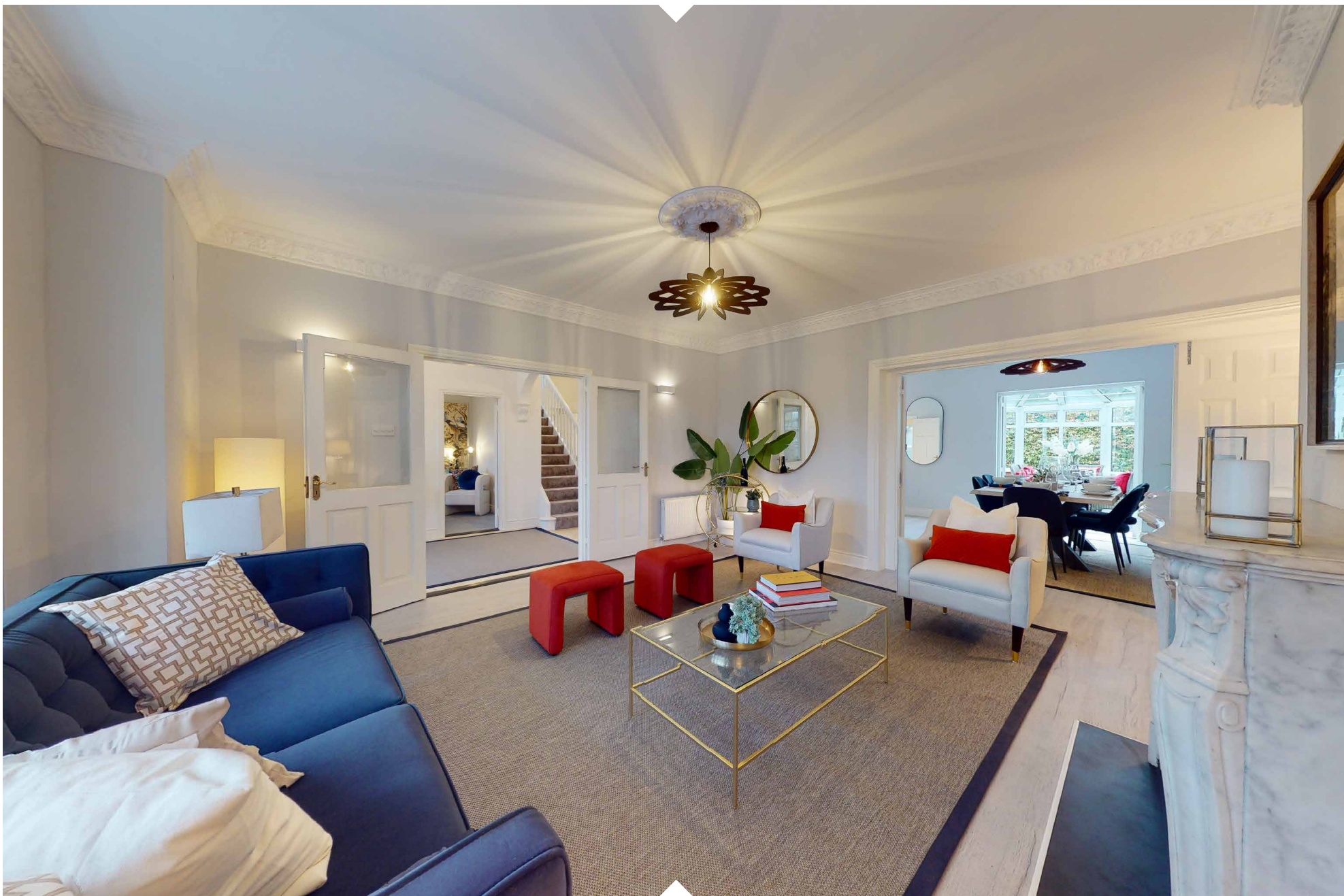
# 16 CLYDE LANE

***Number 16 comprises a generously proportioned detached family residence of approximately 206 sq. m. / 2,217 sq. ft. built circa 1991 by Ballymore homes. The property has full planning permission for FPP to convert attic space to two ensuite bedrooms with balcony.***

The property enjoys a prime position on Clyde Lane overlooking the peaceful bowling green in Herbert Park with its 32 acres of carefully managed parkland and numerous sporting facilities. The accommodation is light and airy and takes full advantage of the southerly front aspect.

Through the front door lies the entrance hall with Amtico tiled floor and guest WC neatly tucked away under the stairs, facing the cloakroom. To the left of the hall is a cosy and snug sitting room overlooking the front area with cast iron fireplace. To the right of the hall is a generously sized bright reception room with Egger flooring in Elva Oak, a marble fireplace and box bay window. This room directly opens to the dining room, conservatory, and kitchen - each overlooking the rear patio.







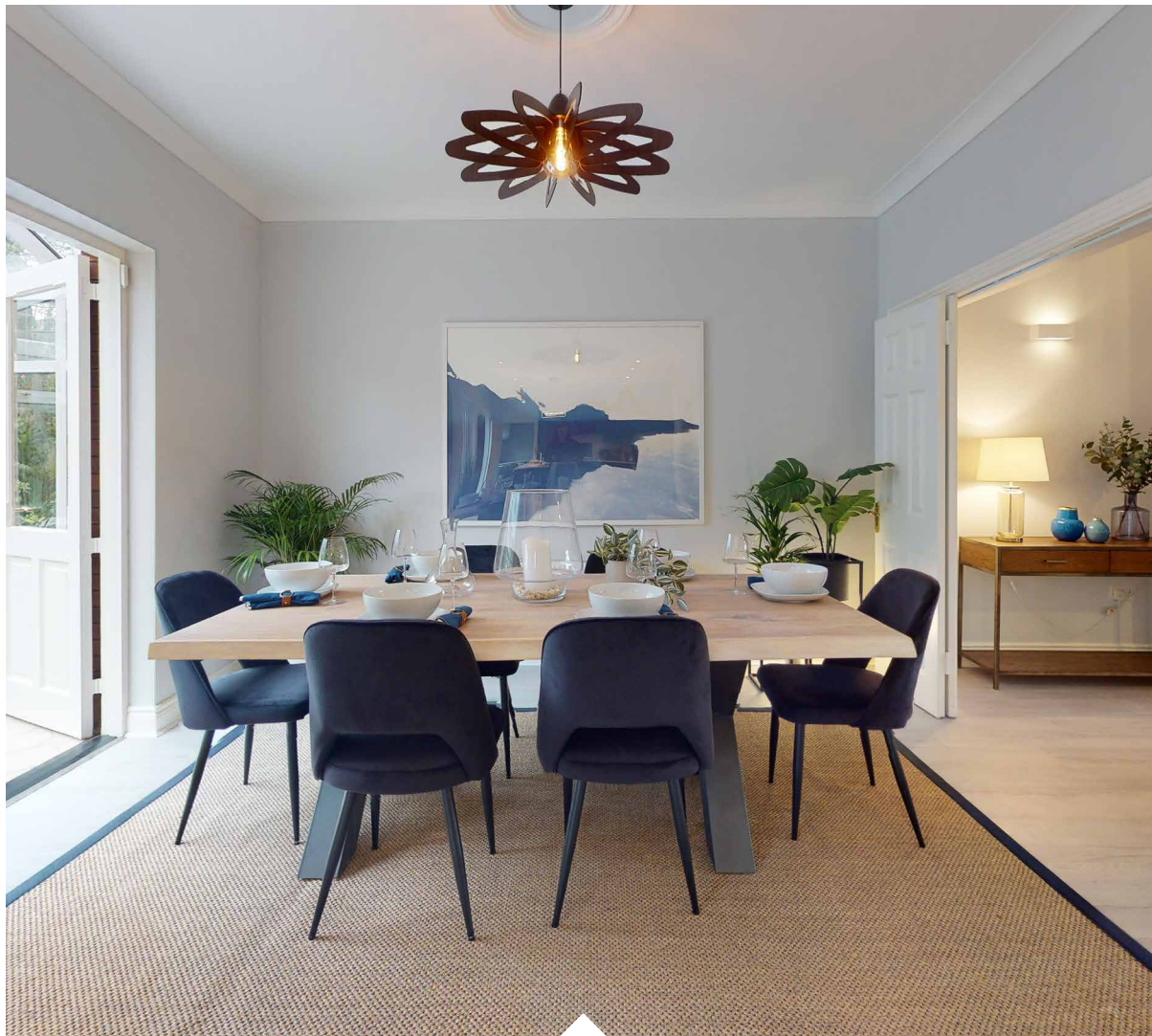
# ACCOMMODATION



The newly remodelled kitchen has been designed by Goodbrother Kitchens Galway. It has fitted, solid maple and hand-painted in-frame floor to ceiling units, with fully integrated Neff appliances. With polished Quartz countertops with upstands, there is the added benefit of a feature island unit for additional counterspace and storage. To the side of the kitchen is a fully fitted utility room with washing machine and dryer.



# ACCOMMODATION

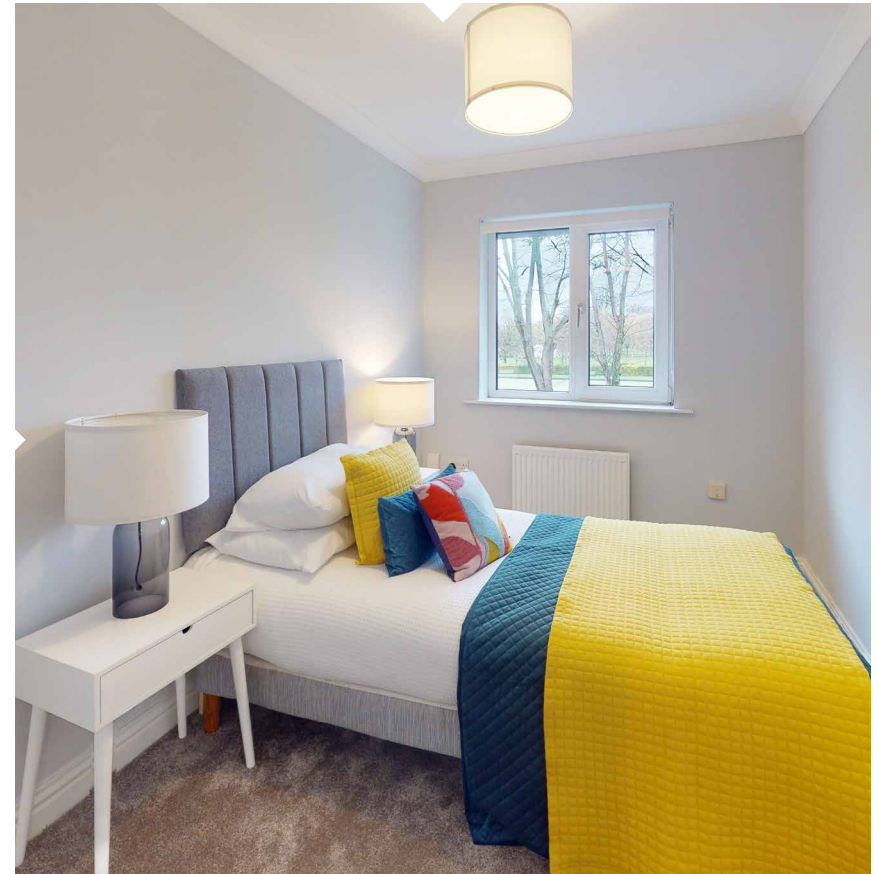




# ACCOMMODATION



On the first floor there are four bedrooms, two of which are ensembles. The master bedroom possesses a generous walk-in wardrobe to the rear and stunning views onto Herbert Park to the front. A family bathroom completes the floor at this level.











# GARDENS & LOCATION

The front of the property has secure electric gates and separate pedestrian access that open into a private driveway laid out partially in both garden and paving – with ample off-street parking. The sunny South-Westerly orientation adds plenty of light. To the side of the house is a purpose-built garage which could be very useful space for extra storage, or a home gym. The rear garden, surrounded by walls boasts appealing

plants with mature shrubbery throughout. The front garden is accessed through automatic security gates, with a generous cobble locked parking area, together with a further garden area to the side. Situated in this prime residential location, 16 Clyde Lane is within walking distance of both Ballsbridge and Lansdowne Villages 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 that include bowling greens, football pitches, tennis courts, children's playground and leisurely strolls around the duck pond. Also close by are the Aviva Stadium, the RDS Showgrounds and David Lloyd Riverview to name just a few landmarks.



## FEATURES

- Double glazed throughout
- Gas fired central heating
- Secure off-street parking
- Sunny outdoor areas
- Stunning views across Herbert Park
- Garage to the side of the property
- FPP to convert attic space to two ensuite bedrooms with balcony. Dublin City Council planning ref. WEB1620/20





HERBERT  
PARK



## DETAILS

**BER:** D1  
**BER NUMBER:** 110940616 /  
**kWh/m2/yr:** 244.85

**Approx. Size:** 206 sq. m. / 2,217 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

## CONTACT



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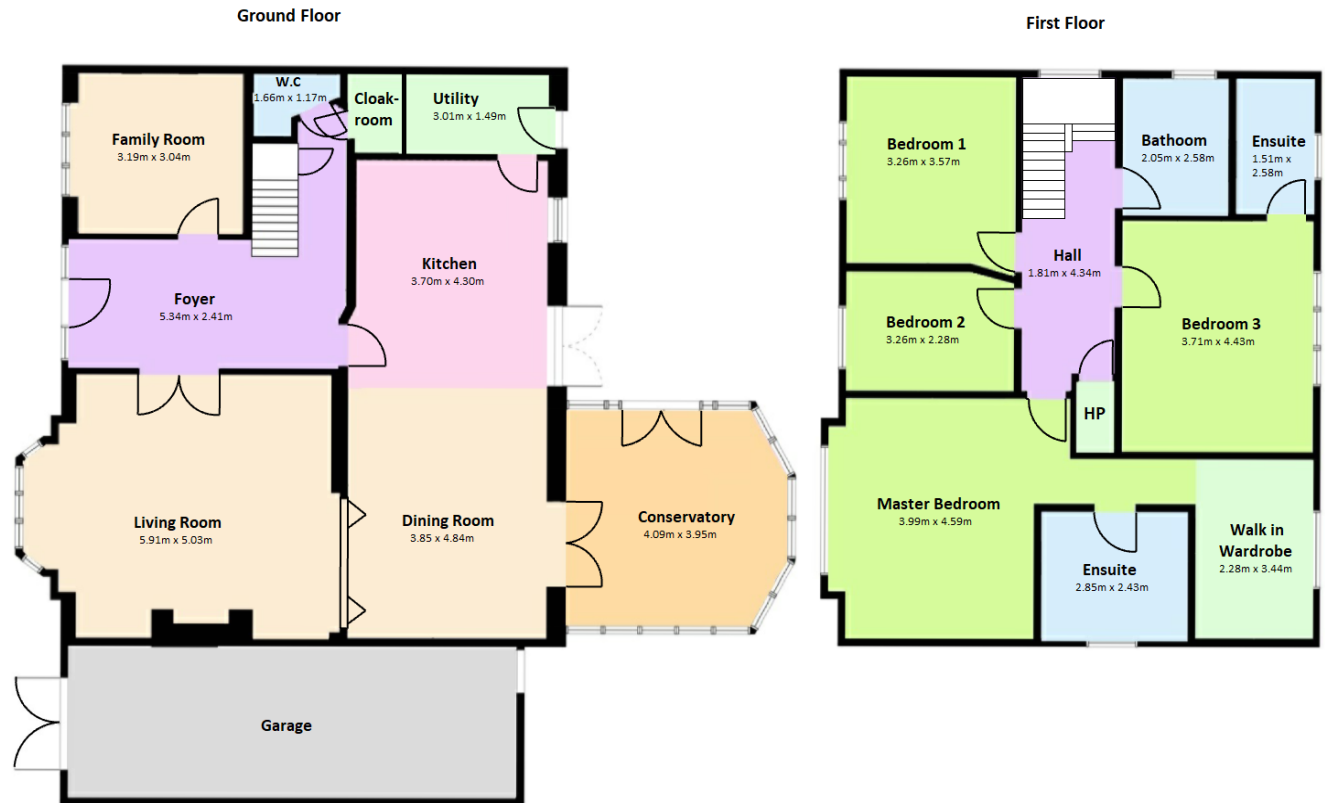


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# FLOOR PLANS



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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Subject to Contract/ Contract  
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