

26 Herbert Park

Ballsbridge • Dublin 4

“Built c. 1910 by GT Crampton, no. 26 is a classic six-bedroom, red brick Edwardian residence designed for the growing family. The property has been substantially extended and upgraded to provide extra space in the form of media room and gym at the lower level and a state of the art kitchen/dining/family area which is flooded with natural light.”



26 HERBERT PARK

A set of Granite steps lead to a recessed porch with attractive mosaic floor tile. The original hall door with transom window above, opens to the entrance hall. To the left is a guest toilet with Marble floor and cloaks area. The front reception room is a bespoke office with corner desk, storage units and library shelving. The second reception room is a cosy TV room with original marble fireplace, picture, rails, decorative cornicing, and together with bespoke storage units/shelving and a bay window overlooking the front garden. There is a sitting room to the rear of the house with polished timber floor, Marble fireplace with gas coal-effect fire, decorative cornicing, and central rose in the French door opening to the sun patio in the garden.



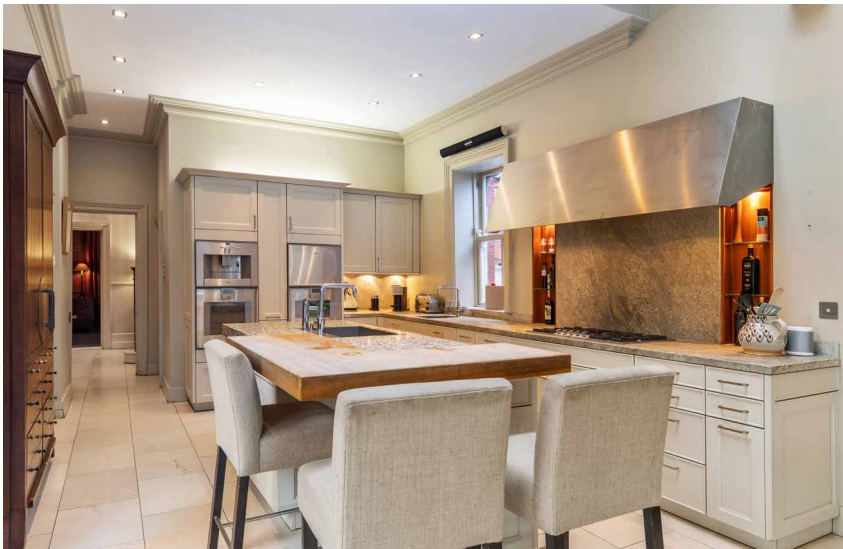




ACCOMMODATION

A modern high design kitchen (Siematic) with featured beamed ceiling has extensive wall and floor storage units, a full range of Gaggenau appliances to include main oven, steam oven, plate warming drawer and coffee machine and integrated double fridge. There are polished Granite worktops with feature Granite splashback with gas ring hob and stainless-steel cooker hood. A functional centre island unit with additional storage has attractive mosaic tile worktop, stainless steel sink, convenient instant hot water tap and inclusive breakfast bar area with additional seating.

This roomy bright kitchen has an additional breakfast/dining area with French doors, an architectural feature and contemporary glass floor to ceiling corner window providing an area with sofa capturing more light as the sun moves across the sky during the day. The simple yet impactful Bifolding glass doors to the patio area cleverly merge the indoor and outdoor living space without compromise where one can seamlessly move to the outside seating area. Off the kitchen is a practical utility room with good floor and wall hung storage units with open shelving and is plumbed for washing machine and wired for dryer. Recessed lighting and underfloor heating throughout.

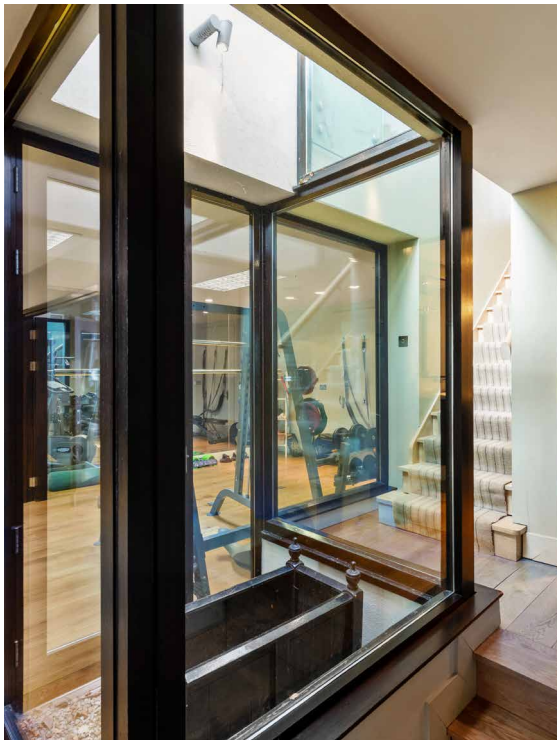






ACCOMMODATION

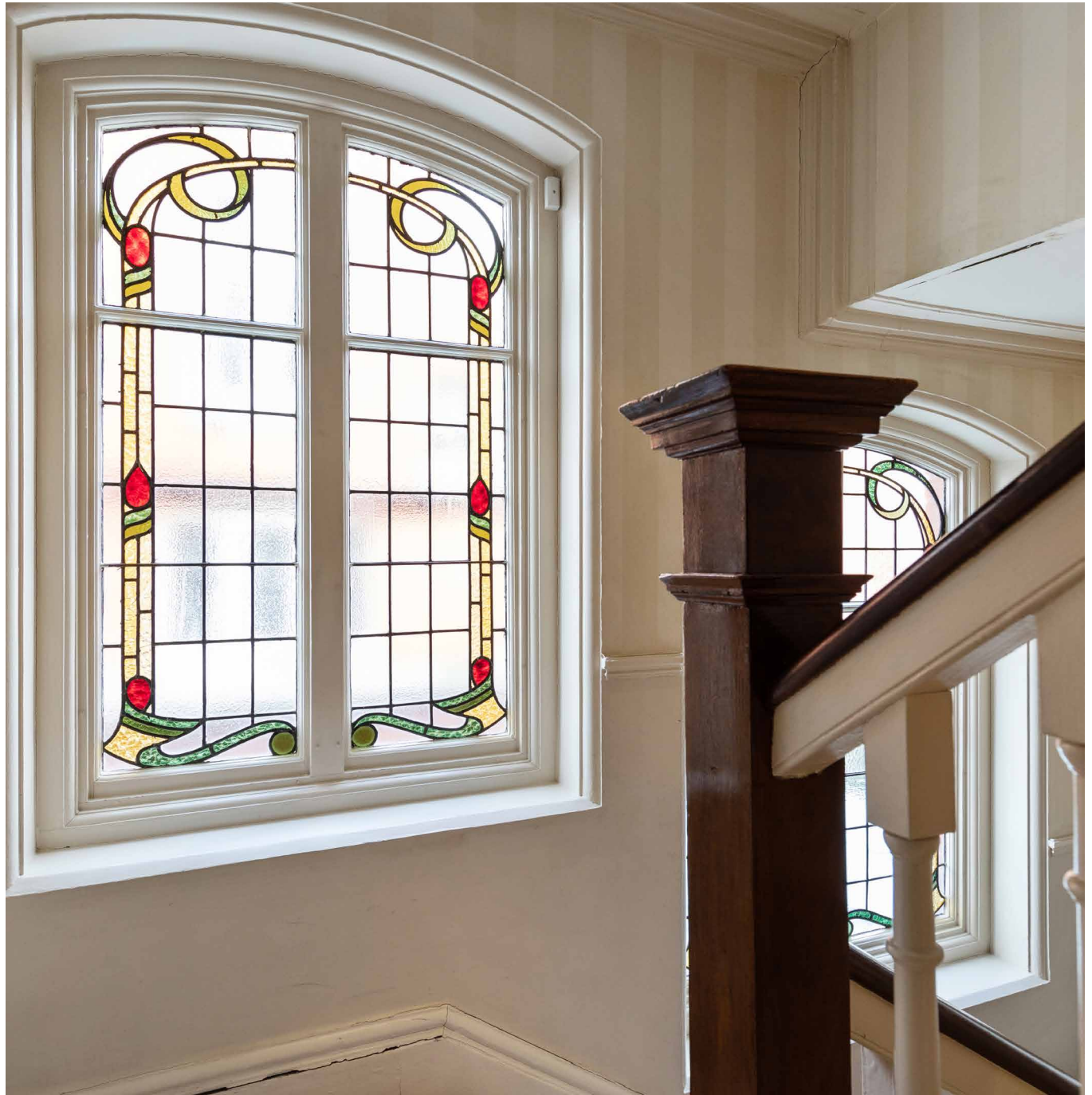
From the kitchen, a flight of stairs leads one down to a spacious media room with timber floors throughout and wall mounted gas fire and opens directly to a lower patio with raised planting area and external glass balustrade stairs to the garden/Patio above. Internal Bi folding doors lead from the media room to the generously sized gym with recessed lighting. This level has a guest WC. The natural light at this level is a real highlight. The clean lines and feeling of space bring a modern touch to this part of the house while maintaining the balance with the original side of the house.



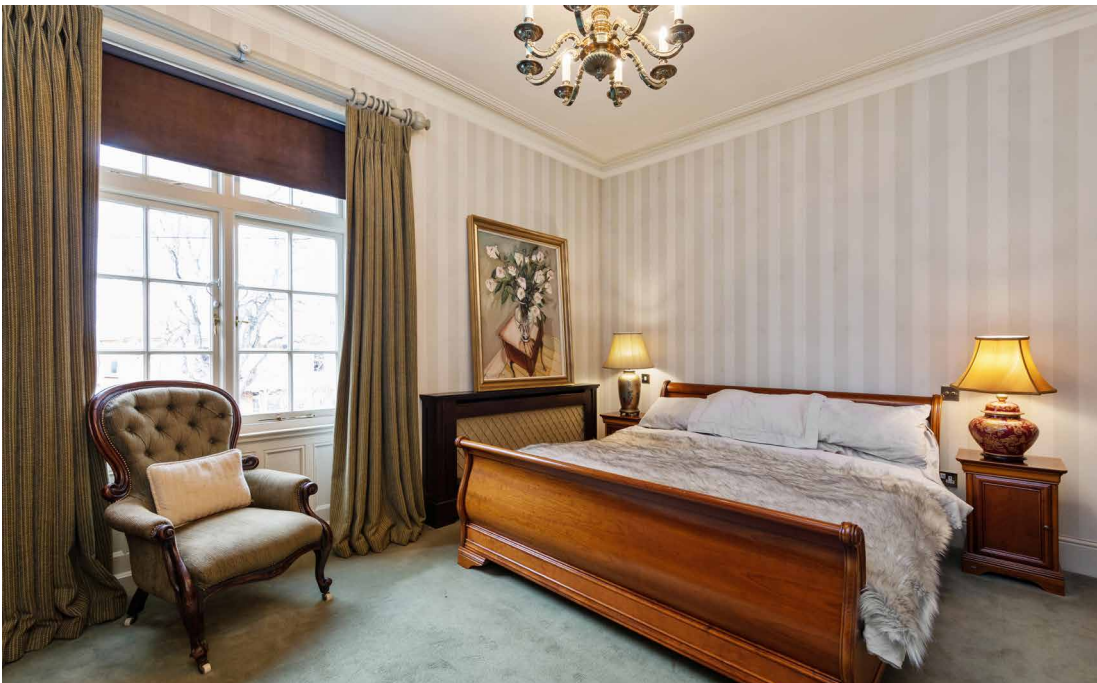




Two short flights of stairs featuring original stained-glass windows leads us to the first floor. The spacious main bedroom features cornicing, centre rose, twin arched alcoves, a bay window, walkthrough dressing room, and a luxurious ensuite with freestanding bath, shower cubicle, double sinks with Marble top and splashback together with built in storage. Adjacent, a generous double bedroom with original period fireplace and a window overlooking the front garden and a third double bedroom with built in wardrobes. A well-appointed shower room completes the first floor accommodation. On the second floor there are three further double bedrooms, two of which overlook the rear garden. There is also another generous shower room.







FEATURES

- Completely refurbished interior
- Gated side entrance
- Sunny South-East facing rear garden
- Ample off-street parking
- Alarm system
- Gas-fired central heating

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GARDEN

Railed and gated front, gravelled driveway with parking for at least two cars, has access to a side entrance which connects with the kitchen and the rear garden.

The rear garden which faces South-East is made up of three parts. Firstly a private sun patio just outside the French door to the drawing room, secondly a purpose-built deck area ideal for summer time entertaining and the final section laid out in lawn, surrounded by mature trees and planting.

LOCATION

No. 26 enjoys a convenient location being situated adjacent to Herbert Park, with its 32 acres of grounds a stone's throw away, catering for an extensive range of amenities, to include bowling greens, football pitches, tennis courts, children's playground and leisurely strolls around the duck pond. within walking distance of both

Ballsbridge and Donnybrook Villages with their array of fashionable shops, boutiques and restaurants. Also close by are the Aviva Stadium, the RDS Showgrounds and David Lloyd Riverview to name just a few landmarks.

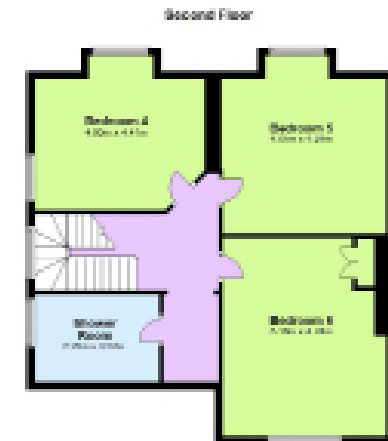
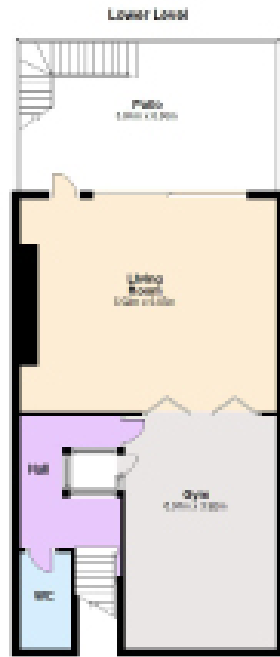
There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, St Michael's College, Blackrock College, Muckcross Park, Loreto College St. Stephen's Green, UCD and Trinity College.

This 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.



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FLOOR PLANS



NOT TO SCALE

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Viewing:

Strictly by Appointment

Overall Size:

Approx. 460 sq. m. / 4,950 sq. ft.

BER EXEMPT