

Glenart

3 Sydney Parade Avenue • Ballsbridge • Dublin 4





3 SYDNEY PARADE AVENUE

Glenart is a very attractive semi-detached Edwardian property, C.1908, measuring approx. 260 sq. m. / 2,799 sq. ft, located within walking distance of both Ballsbridge and Sandymount villages. The property has been lovingly cared for, tastefully refurbished, and extended with great attention to detail, resulting in a modern comfortable home with all the elegance and charm of the Edwardian period.

On entering, through double electric gates is a beautifully landscaped garden with evergreen Box hedging and a variety of shrubs. The decorative gravel driveway has space for two cars and features an electric car charging point.

The entrance porch boasts an original stained-glass door, decorative glass panels, and tiled lobby - opening into a bright and spacious hallway. Recently installed wood panelling compliments the sweep of the staircase. To the right are two well-proportioned, interconnecting reception rooms. The first reception room - currently the dining room - is located to the front of the house with original fireplace, tiled inserts and gas coal effect fire. A triple bay window with leaded stained glass faces the front garden. Doors lead into the second reception room - currently the lounge - with identical cornicing, ceiling rose, original wood and tiled fireplace. This is a lovely space for entertaining or cosying up on a winter's evening. Bespoke fitted carpets run through both rooms.

French doors lead to a 'Hamptons style' garden room and open-plan kitchen. Well positioned sky lights and wall-to-wall glazing provide an abundance of light and an additional set of French doors lead to the sunny rear garden, giving this area a 'continental' feel. This living space within this area has a contemporary, wall-fitted gas log effect fire. The open plan kitchen, also accessed from the hallway is fully fitted with wall and floor units, with integrated appliances. A pale colour palette and white granite countertop combine a modern and classic feel. A well-equipped utility room leads off the kitchen, with access to both the rear garden and the garage to the front of the house. A guest WC completes the accommodation on this floor.













ACCOMMODATION

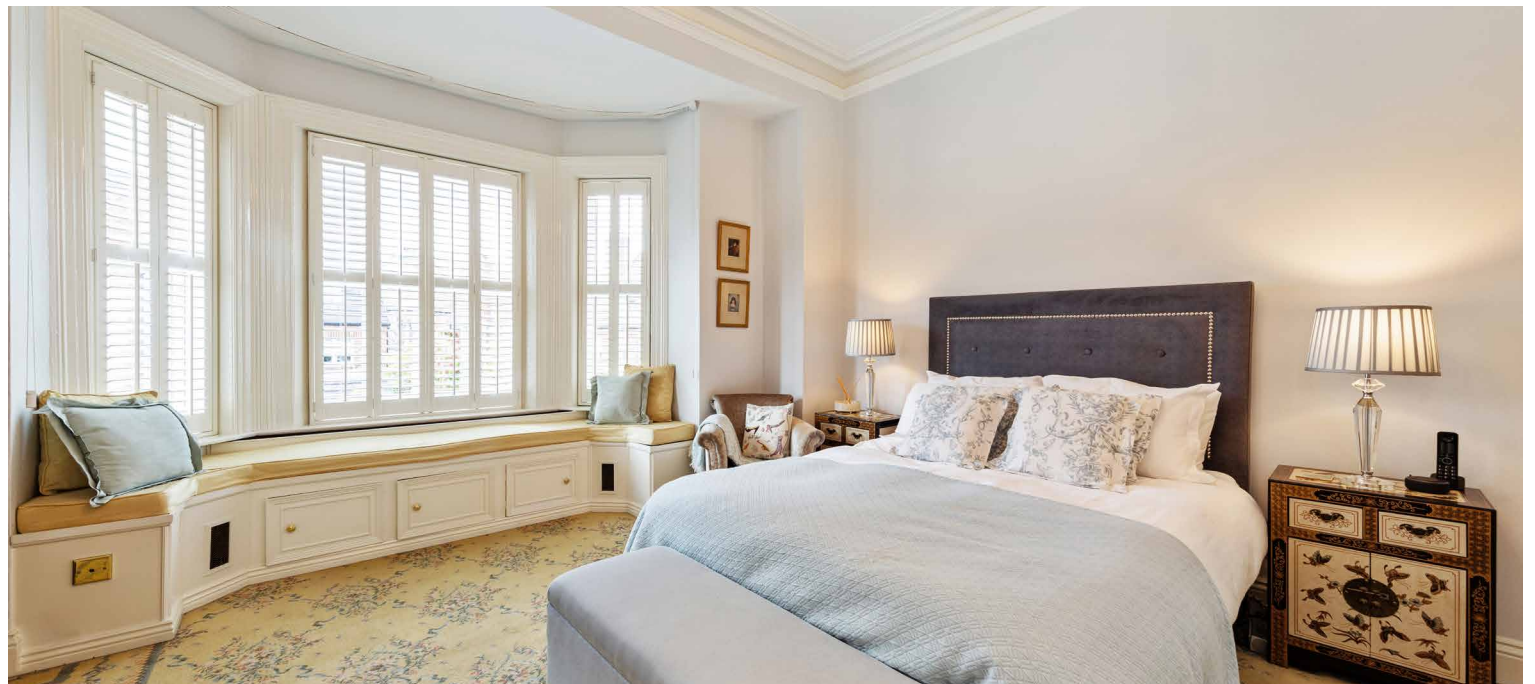
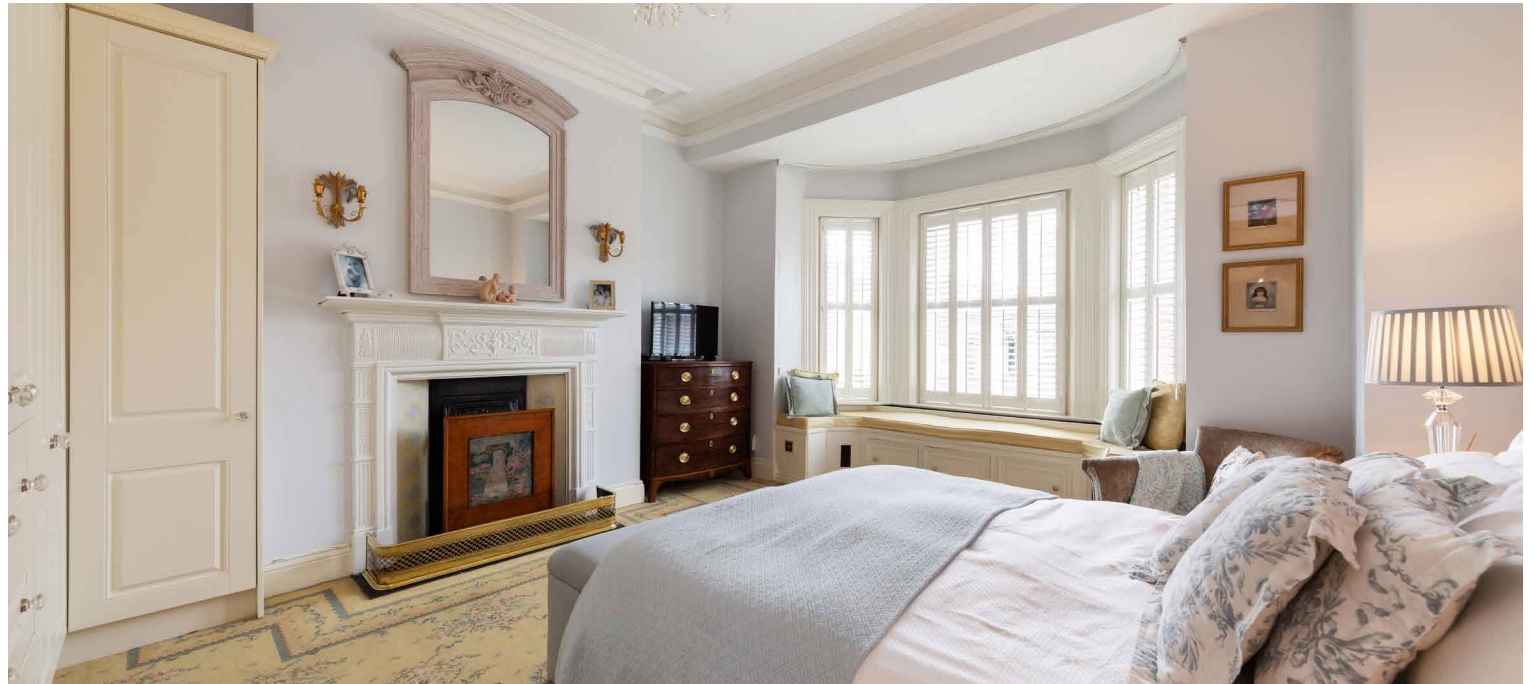
There are four double bedrooms on the upper floors, the first return has a beautiful stained-glass window. From here the family bathroom is accessed, with bath, WHB, WC and stand in shower, decorated in soft, delicate patterned wall finishes and floor tiles.

On the first floor, two double bedrooms overlook the front garden.

The main bedroom, with bay window, has a fireplace with gas effect coal fire. To the rear, is a generously sized dressing room with shower, WC and vanity unit. Floor to ceiling wardrobes provide plenty of storage. This level benefits from an additional walk-in wardrobe.

The third bedroom / study is on the second return, has an open fireplace and overlooks the rear garden.

The fourth bedroom is on the second floor, has fitted wardrobes and a Velux window. Further storage under the eaves is accessible from this landing.







GARDEN

The south facing rear garden is landscaped with a sunken circular lawn, meandering paving leads through the mature and perfectly selected plant specimens. These include Japanese maple, miniature bay trees, delicate roses and lavenders. Outdoor electric lanterns, various patio areas and a water feature provide the perfect outdoor space for entertaining and dining alfresco on warm summer evenings.

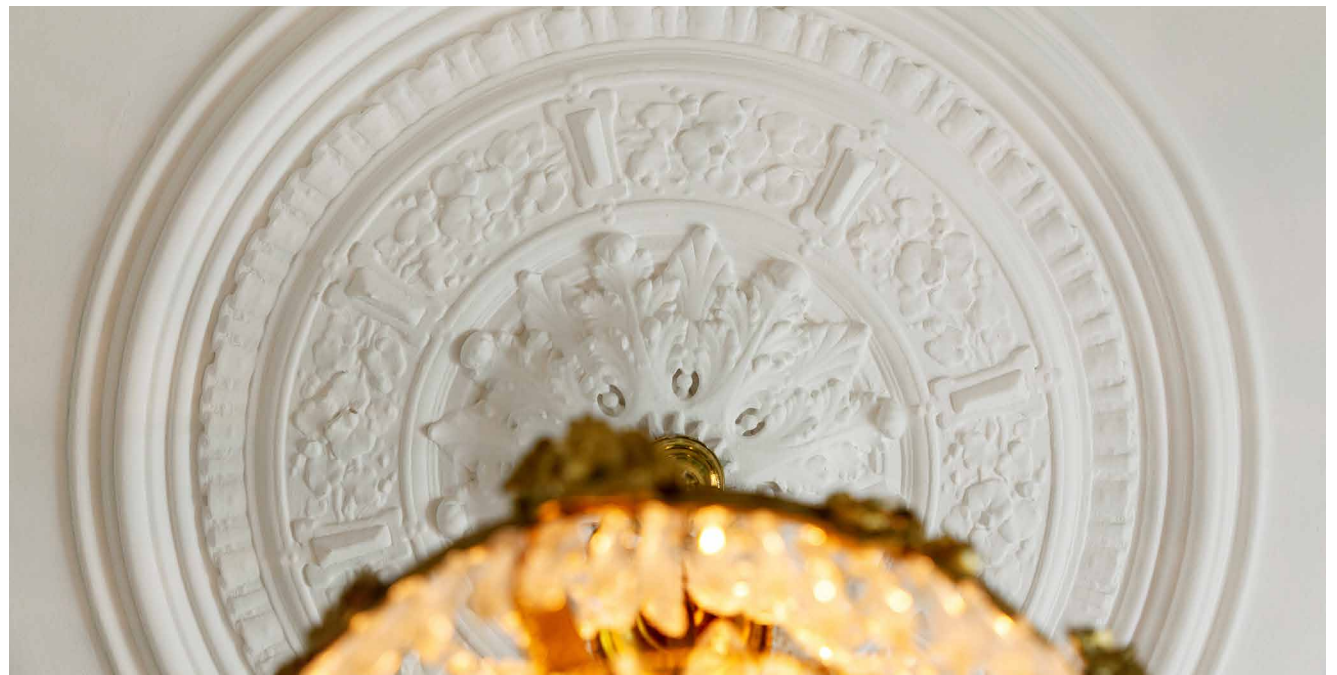
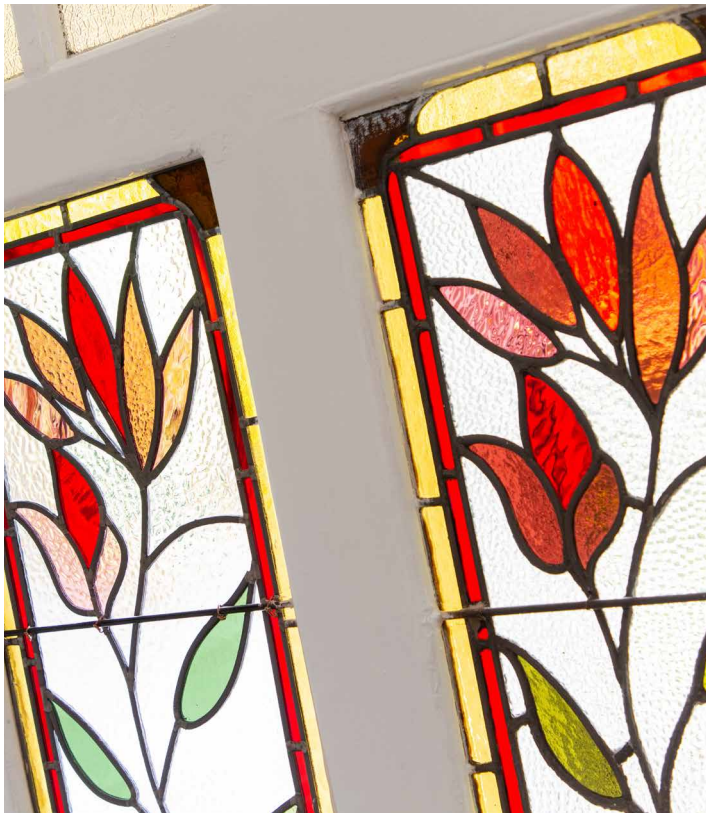
LOCATION

Sydney Parade Avenue is within easy walking distance of the villages of Sandymount and Ballsbridge with their wide range of shopping facilities. Both villages are home to an array of fashionable shops, boutiques and restaurants. Numerous recreational facilities are nearby such as Sandymount Strand, Irishtown Nature Park, 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 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, 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.



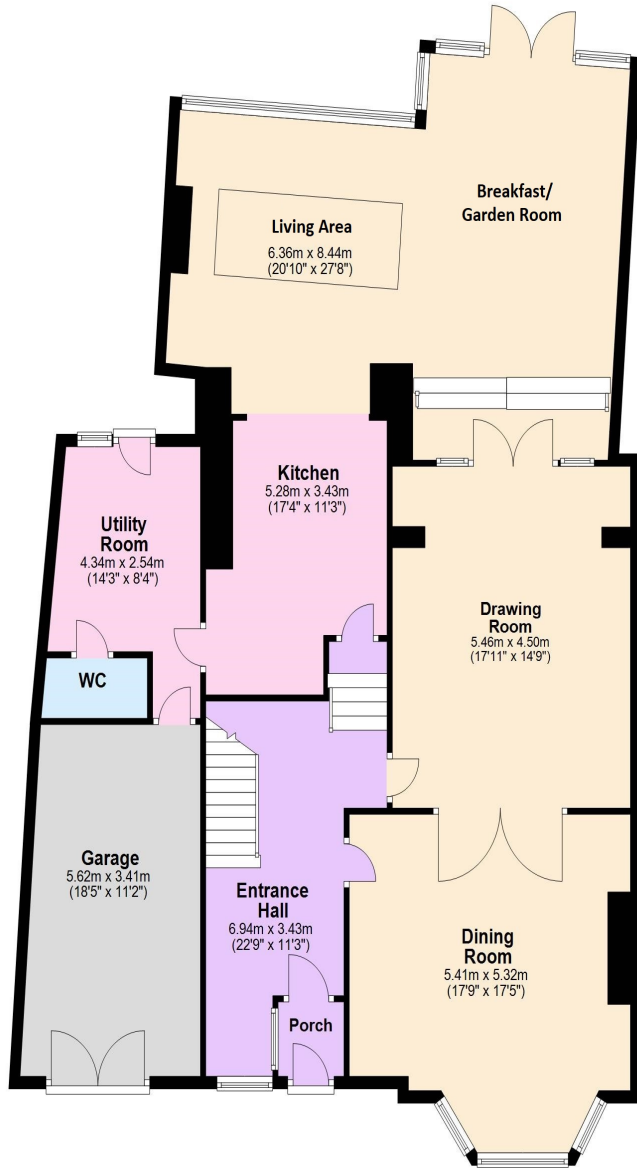
FEATURES

- Double glazed windows throughout
- Gas fired central heating
- Original stained glass windows
- Garage
- Beautifully landscaped gardens
- Off-street parking
- Electric gates with EV car charging station
- Alarm system
- Sunny, South-Easterly garden to the rear

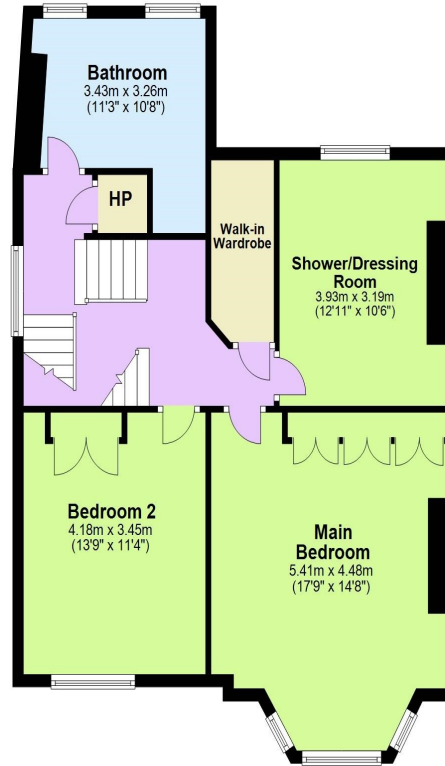




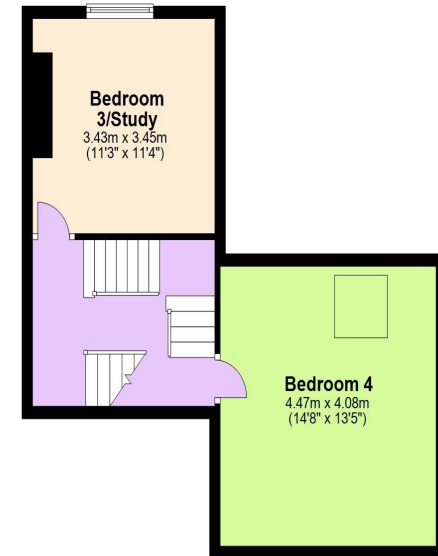
Ground Floor



First Floor



Second 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.



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Viewing:
Strictly by Appointment

Overall Size:
Approx. 260 sq. m. / 2,799 sq. ft.
BER: 105971089

