

# 46 Wellington Road

Ballsbridge • Dublin 4

***“An impressively proportioned, classic terraced 4-bedroom red brick Victorian residence - built c.1840 approx. 278 sq. m. / 2,992 sq. ft. in total. A generously long rear garden with a private mews (approx. 62 sq. m. / 667 sq. ft.) with FPP for refurbishment of house and mews.”***

Planning Permission: <https://planning.agileapplications.ie/dublincity/application-details/155025>







## ACCOMMODATION

Dating back to c.1840, no. 46 is an attractive Victorian red brick terraced home of considerable elegance extending to approx. 278 sq. m. / 2,992 sq. ft. over three floors. This home, with original period details, is exceptionally bright and well-proportioned throughout and has Full Planning Permission to be redeveloped back to a magnificent townhouse and superb mews residence in the highly sought-after Dublin 4.

The property is set back from Wellington Road behind wrought-iron gates, opening into the front area with lawn and Granite steps up to the entrance hallway. To the rear is a large garden extending to approx. 130 ft. with mews house. The mews measures approx. 62 sq. m. / 667 sq. ft. with access via Raglan Lane.

















## ACCOMMODATION

The accommodation comprises; a flight of Granite steps ascends to the hall door with original stained glass fanlight opening into an entrance hall with an abundance of period features. To the left, there is a bright and spacious front reception room with two picturesque sash windows overlooking the front garden. Interconnecting doors lead to a second reception room facing the rear garden with sash window and working shutters. Additional details include Pine flooring running throughout these rooms with intricate cornicing and ceiling roses. On the return is a study / fourth bedroom and W.C. On the first floor there are three good sized bedrooms.

At garden level there is a second entrance hall, two further reception rooms and two WC's also situated on this level, also with direct access to the rear garden.



















## FEATURES

- Stained glass windows
- Exceptionally high ceilings
- Mews (62 sq.m. /667 sq.ft.)
- Intricate cornicing
- Mews access from Raglan Lane
- FPP for refurb- Main house & Mews - Application No. 3498/23
- <https://planning.agileapplications.ie/dublincity/application-details/155025>







## GARDEN

Wrought-iron gates open into the front garden that is approx. 62 ft. in length and laid out mostly in lawn, with a variety of specimen trees and mature hedging adding some privacy from the road. The rear garden is 130 ft long, accessible via both garden level and first floor, boarded by the original Granite stone walls. This area is a lovely private space with a generous sheltered decking area. A pathway leads you to the mews at the rear of the garden screened by a partition wall and mature trees. There is rear access to the mews from Raglan Lane.

## LOCATION

Ballsbridge is a leafy suburb, and many large companies have their headquarters here and so the area is full of trendy shops, a wide selection of fine restaurants, gastro pubs, and traditional public houses. On the northern end of Wellington Road is the bustling Upper Baggot Street and Pembroke Road, and the opposite end opens onto Wellington Place. The Aviva stadium, RDS, Grand Canal and Herbert Park are all within a short walking distance. This prime Dublin 4 address has every conceivable amenity is on the doorstep including a wealth of shops, restaurants on Baggot Street Upper. The area also hosts several of the top schools and colleges.

No. 46 is ideally located between Dublin's two rail systems; both the LUAS & DART are 10 minutes away and the location is served by numerous Dublin bus routes as well as the AIRCOACH. Almost all of Dublin's iconic architectural, literary, cultural, sporting and entertainment attractions are within an easy 2 km distance (5-30 min walk) from this property: Aviva Stadium, RDS, St Stephen's Green, Grafton Street, Book of Kells at Trinity College, National Library, National Gallery and National Concert Hall, (National Theatre of Ireland), Art Gallery and Temple Bar.





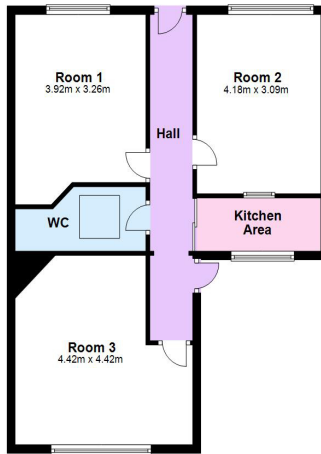
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# FLOOR PLANS

46 WELLINGTON ROAD

The Mews

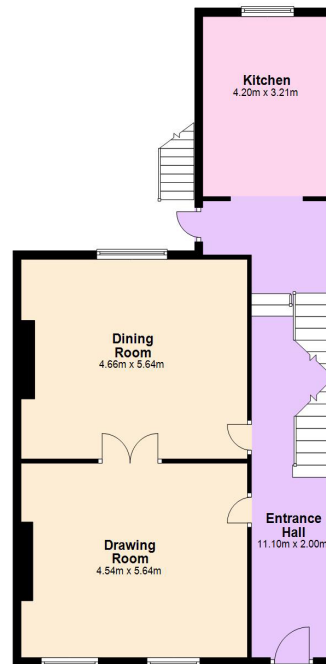


Garden Level

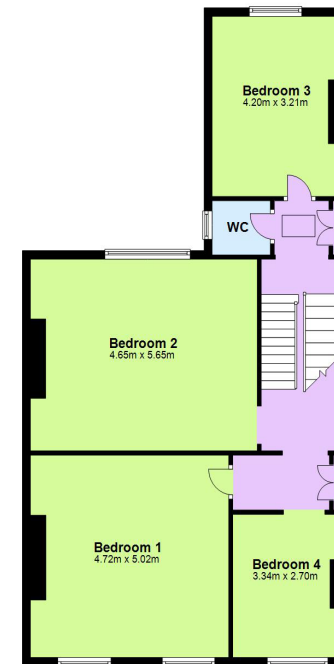


Main House

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.





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**Viewing:**

Strictly by Appointment

**Overall Size:**

House approx: 278 sq. m. / 2,992 sq. ft.

Mews approx: 62 sq. m. / 667 sq. ft.

**BER EXEMPT**