

CAMBRIDGE HOUSE

15 Cambridge Road, Rathmines, Dublin 6

FOR SALE





CAMBRIDGE HOUSE

Cambridge House is a classic late Victorian detached family residence set in a quiet residential road only minutes' walk from Rathmines town centre with all its amenities.

The property extends to approximately 306 Sq. m / 3,294 sq. ft. over three floors. Built with a combination red brick and Granite façade, the entire property has been fully renovated and refurbished c. 2010 with no expense spared and attention to detail rarely found in the Dublin marketplace.

A flight of Granite steps leads to a porched entrance with stylish hall door opening into an entrance hall with a polished tiled floor in the original style. There are two impressive reception rooms at this level which are interlinked, both featuring marble fireplaces with gas inserts and parquet timber floors.







ACCOMMODATION



There is also an en-suite bedroom at this level and a guest WC. There are 5 bedrooms in total, 3 of which are en-suite plus a spectacular main bathroom at first floor level, where we find 3 of the bedrooms.

At garden level there is a designer kitchen supplied and installed by Andrew Ryan, a fully fitted laundry with back door access to the garden, a family / tv room with gas stove, a fifth bedroom with en-suite and an additional WC and Comms room. There are a combination of double & secondary glazed casement windows with the benefit of gas fired underfloor heating throughout. The upper ground floor and first floor have been installed with a concrete screed giving them an enhanced structural stability plus improved thermal / sound insulation. Cambridge House is a protected structure.



ACCOMMODATION





ACCOMMODATION





GARDENS & LOCATION

Externally there is a cobble lock driveway with twin automatic gates for easy in and out access, a side sun patio which is accessed from the kitchen together with a separate private walled garden with pedestrian access to the front drive. The gardens are professionally landscaped gardens and driveway designed by landscape architects P.C. Roche and Associates. Cambridge Road is ideally situated for the transport, leisure and shopping

amenities. Both Rathmines, Ranelagh and nearby Rathgar have to offer. Within easy reach also are a selection of excellent shops, cafés and pubs. St Stephens Green is just 3km away while there are regular bus services from Rathgar Road and Lower Rathmines Road in to and out of the City Centre.

There is an excellent choice of local schools nearby such

as The High School, St Marys College, Alexandra College, Terenure College and Our Lady's College. Sporting enthusiasts enjoy being within easy reach of Milltown Golf Club and both Rathgar and Brookfield Tennis Clubs as well as LA Fitness. The David Lloyd Sports and Fitness Centre at Riverview is also just a short drive away. Transport is well serviced by direct bus routes into the city as well as the LUAS.



FEATURES

- Gas-fired underfloor heating throughout
- An abundance of period features
- Vacuum system by BEAM
- Combination of double & secondary glazed casement windows
- Automatic security gates





DETAILS

BER: D1

Approx. House: 306 sq.m (3,294 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 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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