

# 7 Rostrevor Terrace

Rathgar • Dublin 6



***“An exceptionally handsome 2-storey over garden level period residence extending to approx. 400 sq. m. / 4,314 sq. ft. retaining many beautiful period features and a manicured approx. 120 ft. west facing back garden”***







## ACCOMMODATION

No. 7 Rostrevor Terrace is an attractive semi-detached period home in this unique location comprising a row of 14 elegant Victorian homes in a beautiful setting overlooking a private park in the heart of Rathgar.

Well set back from the road behind wrought iron railings and a gate providing access to the ample gravelled parking area, an ancient Redwood provides significant privacy. A flight of Granite steps ascend to the front door which opens into the impressive entrance hall to the left of which is a formal drawing room with dining room adjacent. These fine rooms have wonderful ceiling corning and original Marble fireplaces.

There is a family bathroom on the first return while there are five bedrooms (all with ample storage) over the first floor and second return, the main bedroom featuring a well-appointed en-suite shower room. On the hall level return is a study / home office.



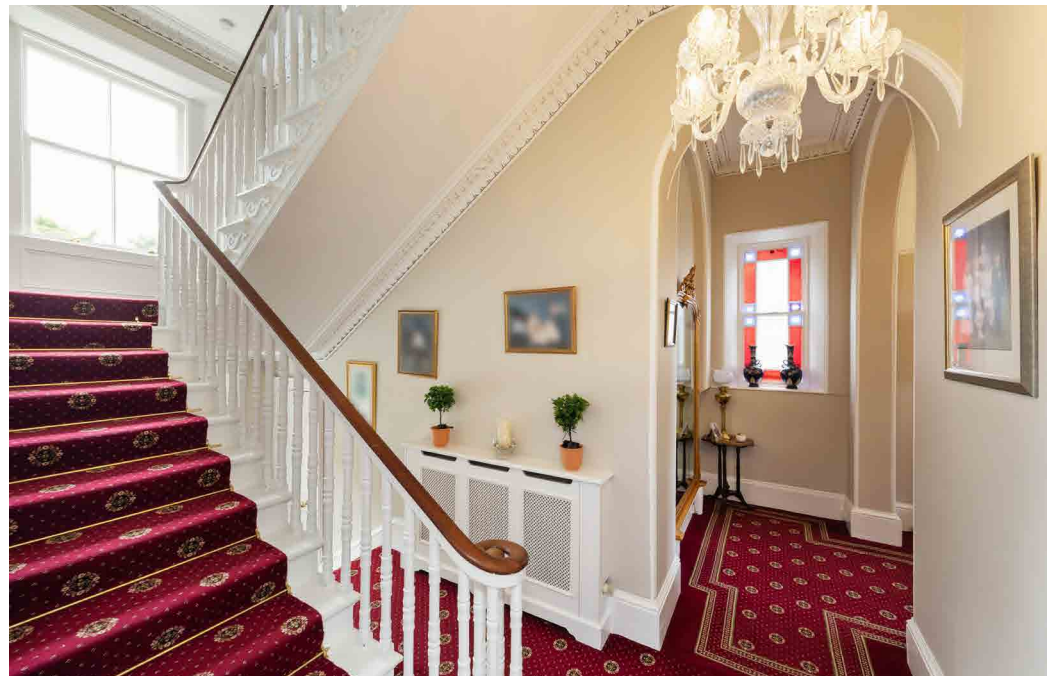












## ACCOMMODATION

The substantial garden level comprises a snooker room, a utility room with adjacent shower room, a bespoke painted timber kitchen with centre island and a Waterford Stanley gas range which opens into a fabulous orangery laid out as a living and dining room offering wonderful views over and access into the garden.

Additional garden level accommodation includes a sixth bedroom and a sizeable garage to the side with front to back access offering significant amounts storage. No. 7 is presented in good decorative order throughout and has clearly been very-well maintained throughout the years.



















## FEATURES

- Period features throughout
- Exceptionally high ceilings
- Gas fired central heating
- Waterford Stanley Range
- Large west facing back garden
- Covered side access
- Off street parking
- Private communal gardens to front







## GARDEN

The rear garden has a desirable westerly orientation and given its length offers plentiful sun throughout the day. Laid out in a mixture of patio areas, lawns and flower borders, there are also some beautiful specimen trees and shrubs. The garden offers excellent privacy and seamlessly connects to the orangery – ideal for alfresco dining or warm weather entertaining.

## LOCATION

Rostrevor Terrace is only a short walk from Rathgar Village, a highly sought-after location, which boasts a host of small independent stores and boutiques, speciality food shops, cafes and artisans all of which add to the local charm and appeal.

Located just three kilometres from St. Stephen's Green it is an easy commute to the city centre making this a popular choice for those working in the Central Business District. 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.

Many of the most favoured schools including Gonzaga College, Alexandra College, St Mary's College, High School, and Terenure College to name but a few are close by.

Transport is well serviced by direct bus routes into the city as well as the LUAS at Milltown.



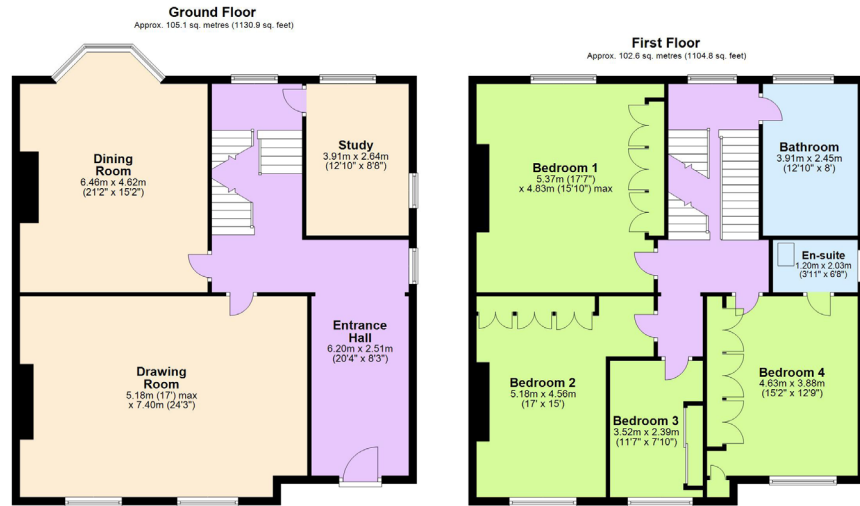
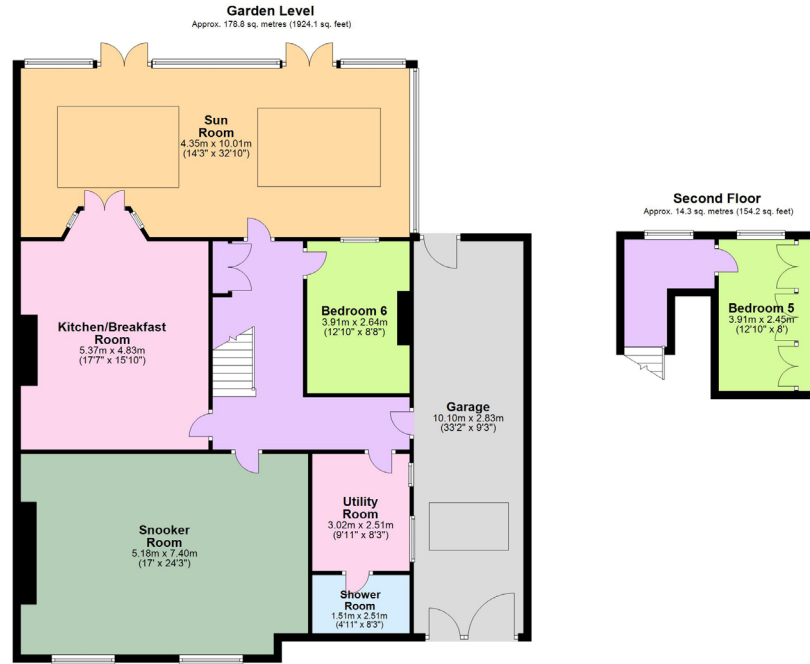


These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001266.



7 ROSTREVOR TERRACE

FLOOR PLANS



Total area: approx. 400.8 sq. metres (4314.1 sq. feet)

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.





**01 634 2466**

20-21 Upper Pembroke  
Street, Dublin 2

**Contact:**

**Guy Craigie**

[guy.craigie@ie.knightfrank.com](mailto:guy.craigie@ie.knightfrank.com)

**Peter Kenny**

[peter.kenny@ie.knightfrank.com](mailto:peter.kenny@ie.knightfrank.com)

**Viewing:**

Strictly by Appointment

**Overall Size:**

Approx: 400 sq. m. / 4,314 sq. ft.

**BER EXEMPT**