

# 20 OAKLEY ROAD

*Ranelagh, Dublin 6*

**FOR SALE**



## 20 OAKLEY ROAD

An extremely attractive double fronted Georgian terraced house dating back to c.1790 located on this desirable residential street, just a short walk from Beechwood LUAS and benefiting from a wonderful approx. 125 ft west facing garden. In addition no. 20 comes with planning permission for a substantial garden level extension which would bring to total size up to approx. 183 sq. m / 1,969 sq. ft. (planning ref: 4012/21).









## 20 OAKLEY ROAD

Set back behind wrought iron railings, the pretty hall door with fanlight is approached via a sandstone path flanked by gravel and mature shrubbery. Presently extending to approx. 131 sq. m / 1,410 sq. ft. over three floors, the accommodation briefly comprises an entrance hall to the left of which is a dual aspect drawing room with gas fire and views over the back garden. To the right is a formal dining room with feature fireplace, leading through to the fitted kitchen breakfast room opening onto the west facing back garden.





## ACCOMMODATION

There are three spacious double bedrooms on the first floor (one en-suite) and a family bathroom. There is an abundance of fitted wardrobes throughout and the addition of a home office / study on the second return. A downstairs guest WC completes the accommodation. No. 20 is a very appealing city residence which would benefit from some modernisation. although could be occupied by new owners immediately as required.











## GARDENS & LOCATION

The expansive rear garden benefits from a desirable westerly orientation and is laid out with a paved patio to the rear of the house, ideal for alfresco dining and a long expanse of lawn with a number of mature shrubs and fruit trees. The garden extends to approx. 38 m / 125 ft. and benefits from a former outhouse now in use as a shed.

Ranelagh is undeniably one of the most highly coveted residential suburbs in Dublin, and for good reason. It offers a wealth of superb restaurants, inviting pubs, and a variety of convenient shopping amenities. It is known for

its leafy streets, charming houses, and a strong sense of community, yet being within walking distance of the city centre. No. 20 Oakley Road is located only minutes' walk from Beechwood LUAS stop, a host of shopping and dining facilities to include Morton's, Rosalin's and Pepperina on Dunville Avenue and wider amenities on Ranelagh high street.

Ranelagh Gardens and Belgrave Square are popular local parks while some of Dublin's most popular primary and secondary schools including Scoil Bhríde and Lis na

Nog, Ranelagh Multi-Denominational School, Gonzaga College, Muckross Park and Sandford Park are all within walking distance. The desirable villages of Rathmines and Donnybrook are also both within strolling distance as is Fitzwilliam Lawn Tennis Club, Mount Pleasant Lawn Tennis Club and David Lloyd Riverview.

### LOCATION MAP

Click below to view the location map for 20 Oakley Road



# PROPERTY DETAILS



## FEATURES

- Double fronted Georgian house dating back to c.1790
- Planning permission for garden level extension (planning ref: 4012/21).
- Approx 125 ft west facing back garden
- Gas fired central heating
- Alarm
- Superbly located close to Beechwood LUAS



## SIZE

131 sq. m / 1,410 sq. ft. Approx.

## VIDEO

Click link below to view virtual tour



## VIEWING

By appointment with Knight Frank.

## CONTACT



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## THINKING OF SELLING?

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E: [residential@ie.knightfrank.com](mailto:residential@ie.knightfrank.com)

# FLOOR PLANS



Total area: approx. 131.6 sq. metres

Not to scale, floorplans are for identification purposes only and measurements are approximate.



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