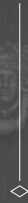




# 43 WATERLOO ROAD

Ballsbridge, Dublin 4



FOR SALE





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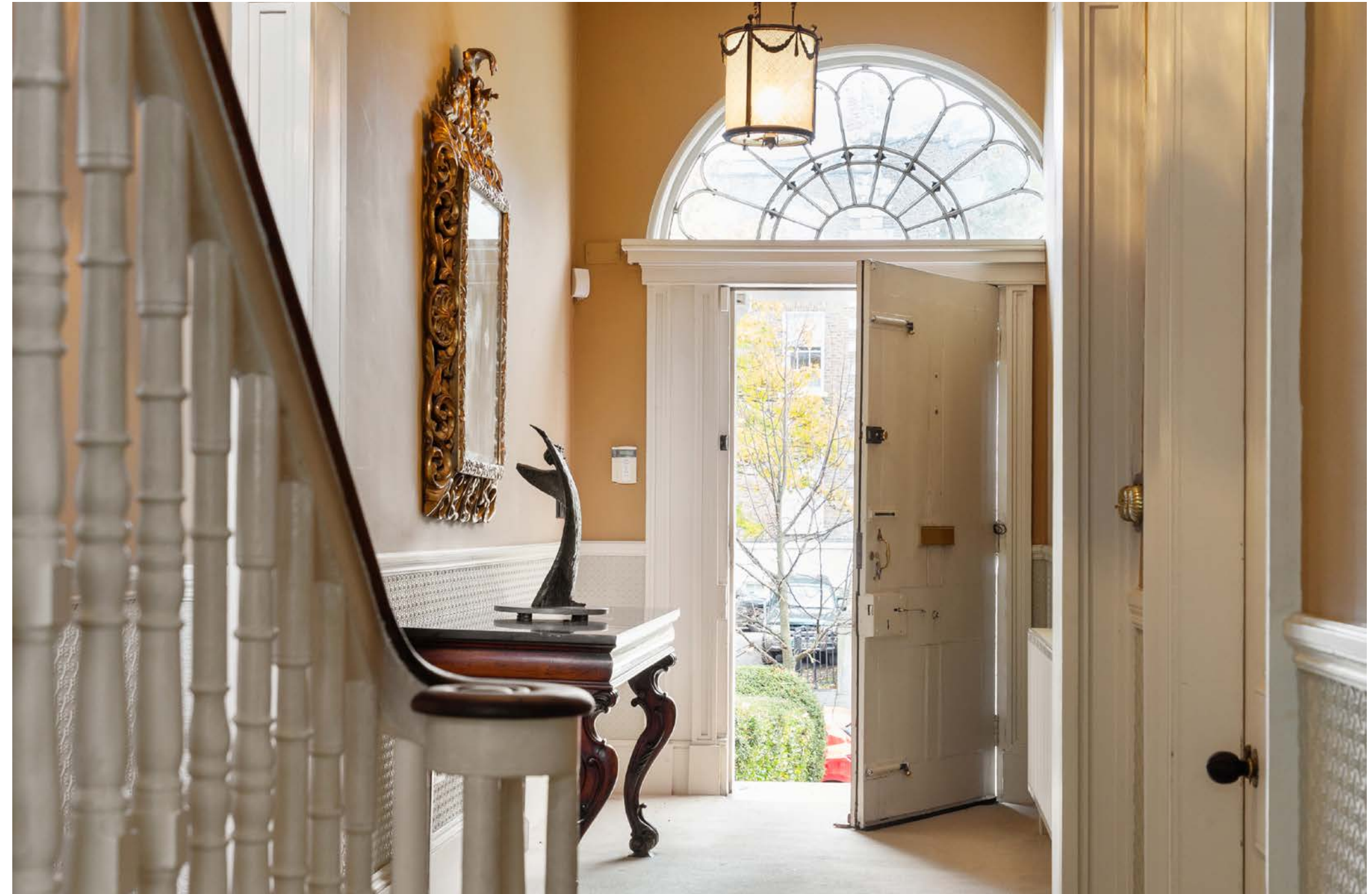
*An impressive mid-terrace Victorian family home with an abundance of period features throughout. Extending to approximately 321 sq. m / 3,455 sq. ft with a west facing back garden with rear access and mews potential (STPP), making this a unique opportunity in this prime Dublin 4 location.*

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## 43 WATERLOO ROAD

Dating back to c. 1860, number 43 comprises of an attractive Georgian style, Victorian mid-terrace home of considerable charm and elegance extending to approx. 321 sq. m. / 3,455 sq. ft. over four floors. Many period features have been preserved to include original ceiling cornicing, shuttered windows, and marble fireplaces. This exceptional home has well-proportioned and spacious accommodation.





## ACCOMMODATION

Nicely set back from Waterloo Road behind wrought-iron railings, the front garden with lawn and mature shrubbery has a paved pathway leading to Granite steps ascending to the hall door, with a beautiful fanlight above. This classic Victorian door opens into a generous entrance hall which leads to a central staircase connecting all floors, adorned with decorative corning and intricate ceiling rose, really setting the tone for this magnificent home.

To the left of the hall, you will find the impressive front drawing room with elegant marble fireplace and picturesque sash window with working shutters overlooking the front garden. Connecting double doors from the drawing room lead to the equally spacious dining room, also with a sash window and working shutters, overlooking the rear garden.

The flexibility of these rooms makes them ideal for entertaining – the additional details including intricate cornice detailing and ceiling roses making a real impression.

Continuing through the property the return features a cloakroom and access steps down to the rear garden.





## ACCOMMODATION

On the first floor there is a substantial main bedroom to the front of the house featuring custom-built wardrobes and showcasing notable features to include two sash windows, an intricate ceiling rose, and a feature Marble fireplace.

The main bedroom connects to a stunning ensuite - a luxuriously tiled bathroom with a free-standing bath and a separate shower.

The second floor comprises three generously sized bedrooms each filled with good natural light and airy ambiance. One of these bedrooms is equipped with custom-built wardrobes, while the other two feature fitted shelving.

Additionally, there is a well-appointed family shower room on this floor.











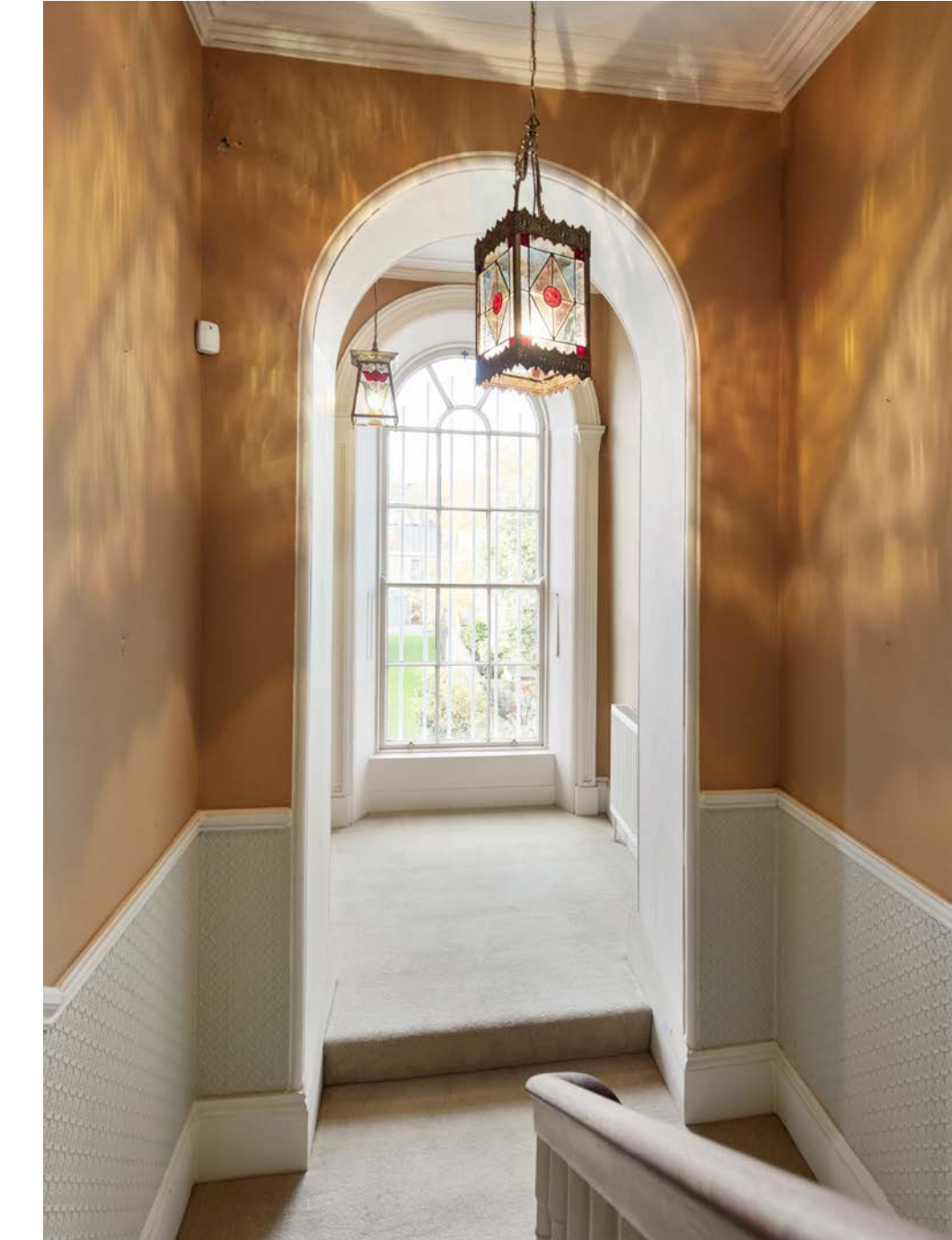
## ACCOMMODATION

At garden level, which has independent access, there is a kitchen and separate family room offering additional living and dining space that is flooded with natural light, complemented by French doors leading to the rear patio and garden. The kitchen features painted fitted wall and floor mounted units and benefits from a practical centre island and breakfast bar, a gas cooker with hood, and various fitted appliances including a double fridge freezer and a built-in coffee machine. Additional rooms on this level include a separate utility room, a pantry located off the kitchen, and a convenient downstairs WC.

The large west facing rear garden is laid out mainly in lawn which is bordered by beautiful original Granite walls and features a generously sized patio area, ideal for outdoor entertaining. The property offers the potential for further enhancement with the possibility of adding a mews (subject to planning permission), providing additional accommodation, and potentially adding significant value. Rear off street parking is available from Waterloo Lane, accessible through electric gates.

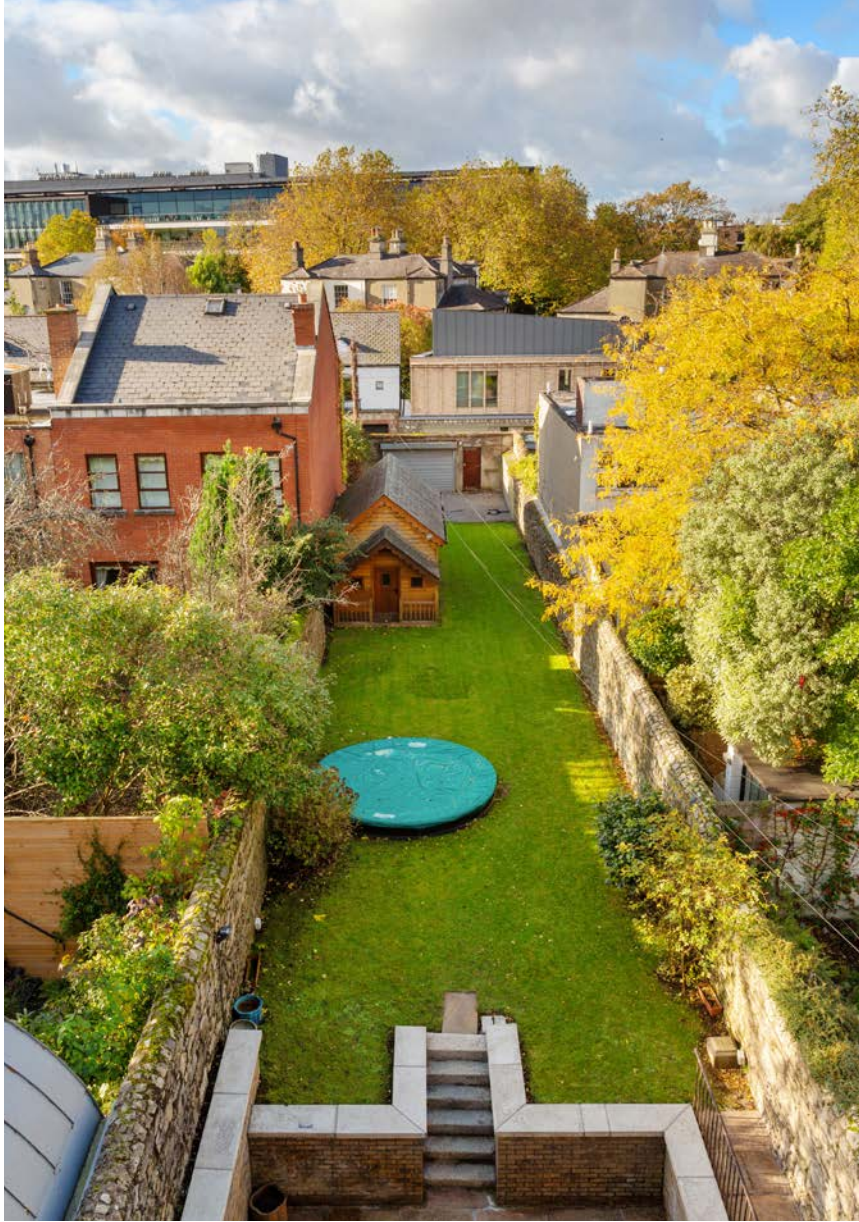








PROPERTY DETAILS



FEATURES

- Gas Fired Central Heating
- Original timber sash double glazed windows
- Alarm
- Intricate detailing throughout
- A unique opportunity for a mews (subject to pp)
- Off street parking to rear

 3  4  3

SIZE

321 sq. m. / 3,455 sq. ft. Approx.

VIDEO

Click link below to view the virtual tour

 [43 Waterloo Road video](#)

**BER** Exempt




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 Waterloo 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 on its doorstep including a wealth of shops and restaurants on Baggot Street Upper. The area also hosts several of the top schools and colleges.

No. 43 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. 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.

LOCATION MAP

Click below to view the location map for 43 Waterloo Road

 **D04 A6Y0**



## VIEWING

By appointment with Knight Frank.

## CONTACT



**Tara Jerman**

Senior Sales Advisor

ASCSI / ARICS

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



**Peter Kenny**

Director of Prime Residential

MSCSI / MRICS

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

## 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 [click here](#) to get in touch with our team of experts.

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

## FLOOR PLANS



Lower Level



Entrance Floor



First Floor



Second Floor

Total area: approx. 321.3 sq. metres

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



20-21 Upper Pembroke  
Street, Dublin 2

Tel: +353 1 634 2466

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