

# 35 RAGLAN LANE

*Ballsbridge, Dublin 4*

**FOR SALE**



BER E1



## 35 RAGLAN LANE

A two-storey double width mews property-built c.1960 of approximately 147 sq. m. / 1,582 sq. ft. plus a large integrated garage / workshop of approximately 38 sq. m. / 406 sq. ft. which could easily be integrated into the residence to provide extra accommodation, subject to the relevant planning permission.











## ACCOMMODATION

This is a very rare opportunity to acquire an extra sized mews property, which with a little imagination and the requisite funds, could be transformed into a unique residence of distinction.

The accommodation briefly comprises: Entrance hall, large living room overlooking front garden leading through to a conservatory opening onto the back garden, kitchen / breakfast room, guest toilet, integrated garage and a workshop. There is a spiral staircase to 3 double bedrooms and a main bathroom. The master suite comprises a large bedroom with twin bathrooms and dressing rooms. Exterior off-street parking and garden to the front with access to the garage plus a walled garden to the rear.

The property, although dated, provides an opportunity for a new owner to create a substantial city home of distinction, in one of Dublin 4's most sought-after residential mews lanes.











# PROPERTY DETAILS

## FEATURES

- Ample car parking to the front
- Garage
- Gas fired central heating
- Secluded front and rear gardens
- Near city location



## SIZE

147 sq. m / 1,582 sq. ft. Approx.

## BER

BER: E1 | BER No: 117191106 | Energy Performance Indicator: 328.21 kWh/m<sup>2</sup>/yr

## VIDEO

Click link below to view virtual tour





## GARDENS • LOCATION

35 Raglan Lane is located in one of Dublin's finest residential areas and is the original stable lane between Raglan Road and Wellington Road and as such is within easy walking distance of the city centre, whilst enjoying a quiet residential neighbourhood.

Set behind imposing Granite walls the front garden of number 35 offers complete privacy, with a sheltered area where one can enjoy the afternoon sunshine. There is both a pedestrian entrance and an automated vehicular entrance and driveway which leads to the garage. The

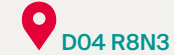
rear garden which boasts mature trees and herbaceous borders, gets the benefit of the early morning sun which moves to the back of the garden in the afternoon before it crosses to the front of the house.

Number 35 enjoys one of Dublin's most convenient and popular locations having all of Ballsbridge's many amenities nearby. A wide range of recreational facilities are nearby such as Fitzwilliam Lawn Tennis Club, Herbert Park with its 32 acres of pleasure grounds and weekend market and walks along The Grand Canal.

There is an excellent choice of schools on hand to include St. Conleth's College, Sandford Park, St Michael's College, Loreto College and for third level, Trinity College. The area is close to the QBC and is serviced by a host of transport links including Dublin Bus, and Dart.

### LOCATION MAP

Click below to view the location map for 35 Raglan Lane





## VIEWING

By appointment with Knight Frank.

## CONTACT



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## 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.

**KnightFrank.ie**

T: +353 1 634 2466

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

# FLOOR PLANS



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



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