

# 131 TRITONVILLE ROAD

*Sandymount, Dublin 4*

**FOR SALE**







## 131 TRITONVILLE ROAD

131 Tritonville Road is a most impressive period residence refurbished to an impeccably high standard. Polished Granite façade, use of natural light and high-quality finishes throughout have produced a stunning town residence of considerable class and style.

Well-appointed and generous accommodation extending to approx. 304 sq. m. / 3,269 sq. ft. There is a welcoming entrance hall with polished oak floor, decorative corning and centre rose which leads to the interconnecting drawing rooms with feature white Dublin scroll marble fireplaces, bespoke built-in storage units, picture rails, decorative corning and centre roses. The open plan family room and kitchen is located to the rear of the property and is a wonderful contemporary space catering for the modern family's living requirements.









# ACCOMMODATION

The kitchen is fitted with Snaidero wall and floor mounted units, gas fired AGA, two AGA fridges, centre Island with white Silestone worktop, inset Franke sink unit, wine cooler, integrated dishwasher, Silestone tiling, guest WC and a lift to the lower ground floor. A side entrance door leads onto Herbert Road. There is a conservatory off the kitchen with a staircase to the lower ground floor which comprises a glass fronted Eurocave / TV room which contains a fully fitted bar with Silestone worktops, mirrored splash backs, sinks, full height wine cooler and fridges. Also at this level is a fully fitted utility room and cinema room with drop-down cinema screen, projector and built in storage units. On the first floor you will find the main bedroom suite to include, dressing area and a luxurious ensuite, with a freestanding roll top bath, shower, Aqua vision TV and polished walnut floor. The second bedroom, with feature marble fireplace, leads off the main stairs along with the third bedroom with freestanding feature wall with built-in sink unit. A second bathroom completes the accommodation on this floor.











# LOCATION • FEATURES

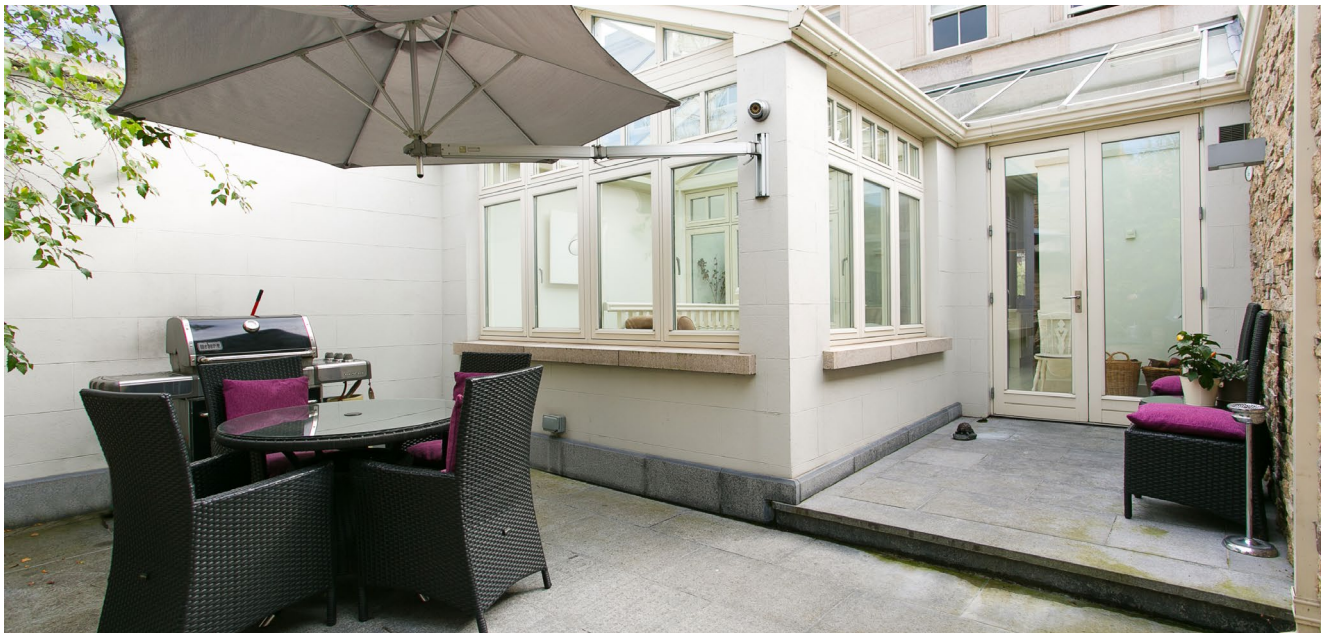
131 Tritonville benefits from an abundance of local amenities right at its doorstep. The villages of Sandymount and Ballsbridge offer a wide variety of boutiques, restaurants, cafes, delicatessens, shops, and supermarkets.

Additionally, several of Dublin's premier primary and secondary schools, including Star of the Sea National School, St. Michael's College, Blackrock College, St. Andrew's College, and Muckross Park College, are in close proximity.

A diverse range of recreational facilities are available, such as Sandymount Strand and the Railway Union Sports Club, along with the West Wood Club. Also nearby are the Aviva Stadium and the RDS Showgrounds. The area is well-served by public transport links, with Lansdowne Road and Sandymount DART stations just a short walk away, providing swift access to Dublin City Centre. Numerous bus routes also serve the area.

## LOCATION MAP

Click below to view the location map for 131 Tritonville Road



## SIZE

304 sq. m / 3,269 sq. ft. Approx.

## BER

BER: C1

BER No: 112419254

Energy Performance Indicator: 151.71 kWh/m<sup>2</sup>/yr

## FEATURES

- Granite clad façade
- Linn music system & Lutron lighting system
- Dumbwaiter to first floor & lift to lower ground floor
- Paved stone walled patio with French limestone arch, water feature & rear access
- Full planning permission for off street parking
- Silent glazing fitted throughout & under floor heating on the ground floor

## VIEWING

By appointment with Knight Frank.

## CONTACT



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MSCSI / MRICS

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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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