

2 HARCOURT TERRACE

Dublin 2

FOR SALE



2 HARCOURT TERRACE

A beautifully presented semi-detached Regency property, measuring approximately 365 sq. m. / 3,928 sq. ft. laid out over four floors. Completely refurbished in 1995 and then extended and refurbished again in 2017. Located beside the Grand Canal, within 10 minutes' walk from St. Stephen's Green. The address needs little introduction, in days gone by the neighbourhood was habitat to many well-known Irish writers, poets, and artists.









ACCOMMODATION

The property is entered from the road into a railed front garden, laid in artificial grass bounded with box hedge with off street parking for one car. Two steps lead to the hall door which opens into an impressive hallway, with overhead cupola. Meticulously painted walls and cornices, with ceramic tiled floor underfoot set the tone for how this property has been carefully restored and cared for by its present owners. A fitted service kitchen leads off the entrance hallway, perfect for entertaining. The Drawing room leads off the inner hallway, spanning the front of the property, enjoys two sash windows, connecting through to the dining room at the rear. Both rooms have feature marble fireplaces, original cornicing, centre roses and working shutters. A reclaimed wide plank hardwood floor runs throughout. A generous sized family bathroom is perfectly located on the first-floor return complete with separate shower, and encased bath, enjoying double aspect views over the rear garden.





ACCOMMODATION

The main bedroom is on the first floor commanding the front of the property with marble fireplace and two sash windows. This room interconnects with the dressing room to the rear. Decorated with the most beautiful fabrics on the window, wall and floor coverings in shades of subtle gold and blues. There is also plumbing in place for an en-suite bathroom if required. There are two further double bedrooms on the second floor, beautifully decorated, one to the front with fitted wardrobes and one to the rear with an open fireplace. A well-appointed shower room completes the accommodation on this level. A sunny den / tv room is located on the lower ground return, recently decorated, with gas coal effect fire. This room enjoys the south and west sun and has a small balcony. A guest WC is adjacent. The open plan kitchen / diner is located on the lower ground floor. Fitted with a bespoke Abimis chef's stainless-steel kitchen, with various integrated appliances and a gas AGA.









ACCOMMODATION

A stunning glass conservatory, designed by Trombé leads from the kitchen, with retractable glass roof and floor to ceiling doors that open out on to the beautifully landscaped rear garden. A maple parquet floor runs throughout the lower ground floor. Also, on this level there is a well-equipped pantry and utility room, with services area. The original staff fridge, which perfectly serves as a wine café, a guest WC and storage cupboard. To the front of the property there is an access door to the front garden and a further reception room, the original kitchen, presently used as a studio with pedestrian access.

No 2 is a stunning home. A true testament to the owner's attention to detail and impeccable taste. This property will appeal to senior professionals, international buyers looking for an Irish home, or family looking to secure a prestigious townhouse in Dublin City Centre.







GARDENS & LOCATION

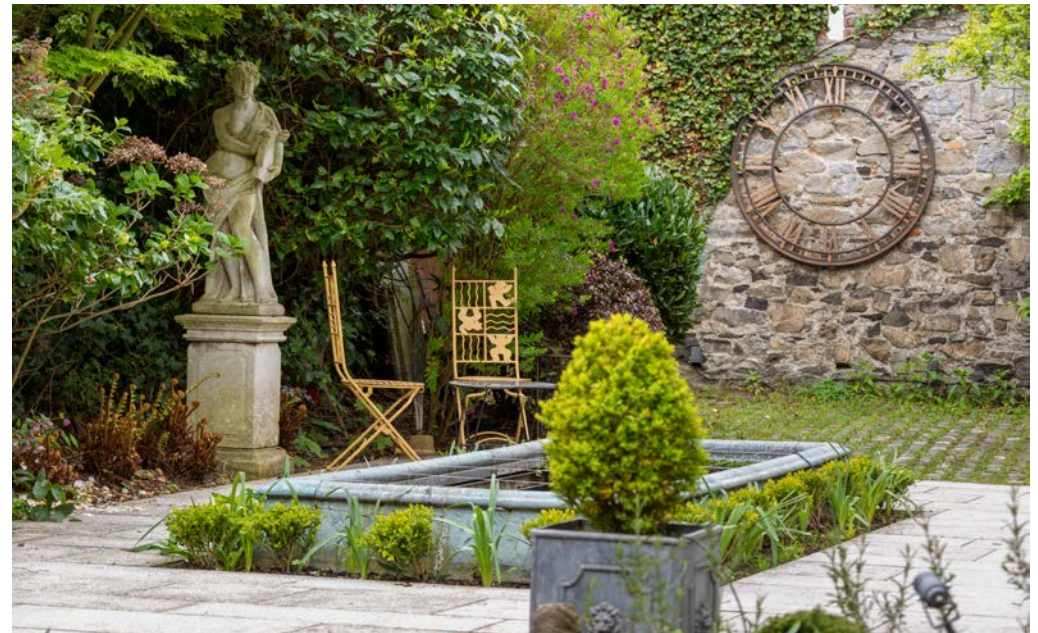
The rear garden is beautifully designed with teared landscaping enjoying various seating arrangements, BBQ area with overhead canopy. The garden also benefits from a goldfish pond, shed, and car garage and rear vehicular access from the neighbouring right of way. Harcourt Terrace is uniquely situated in the City Centre within a 10-minute walk from St. Stephens Green, Dublin's prime city retail area to include Grafton Street, Temple Bar, Trinity College and the Royal College of Surgeons. Ideally located within easy reach of the Dublin financial, business, shopping, leisure and entertainment centres. Harcourt Terrace is beside the Grand Canal and shares its neighbourhood with the desirable villages of Ranelagh and Portobello, both within a short walk. There are excellent transport links just a few minutes' walk away to include multiple bus routes on Leeson Street, South Circular Road and Camden

Street while the LUAS Green line at Harcourt services Dublin's South side and Cross City. A wide range of recreational facilities are nearby such as Fitzwilliam Lawn Tennis Club, Herbert Park with its 32 acres of pleasure grounds, weekend market and walks along the canal. Also close by are the Iveagh Gardens, and The National Concert Hall with an annual calendar of events to enjoy. There is an excellent choice of schools to include the newly built Educate Together, St. Conleth's College, St Michael's College, Loreto College and for third level, Trinity College.

LOCATION MAP



[Click here to view the location map for 2 Harcourt Terrace](#)



PROPERTY DETAILS

FEATURES

- Reclaimed hardwood floors throughout
- Top of the range fixtures & fittings
- Gas fired central heating
- Alarm
- Sunny landscaped garden with water feature
- Off street parking



SIZE

365 sq. m / 3,928 sq. ft. Approx.

BER

BER: EXEMPT

VIDEO

Click link below to view virtual tour





VIEWING

By appointment with Knight Frank.

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FLOOR PLANS



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



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