

THE MEWS, 27 ZION ROAD

Ranelagh, Dublin 6

FOR SALE



27 ZION ROAD

No 27 Zion Road is a detached, well-maintained residence extending to approx. 106 sq. m / 1,141 sq. ft, situated in the quiet cul-de-sac just a short walk from Rathgar Village in Dublin 6.

Presented in good order throughout, the property also offers excellent potential for further extension or enhancement subject to required planning permission, allowing a future owner to tailor the home to suit their specific needs. This is a unique opportunity to acquire a detached home in this sought-after location, offering a perfect balance of privacy, space and potential. Situated just 2.5 miles from the city centre, Zion Road is one of the most desirable residential addresses in Dublin 6, enjoying the added advantage of being within walking distance of Ranelagh, Rathmines and Rathgar.



ACCOMMODATION

To the front, a private driveway provides off street parking for several cars. Internally, the accommodation is well proportioned and filled with natural light. The entrance hall opens into a light filled reception room featuring a bay window, open fireplace, with a spiral staircase leading to the upstairs. The ground floor also includes a double bedroom with built-in wardrobes and a guest WC, with direct access to the garden via an external door.

The well sized kitchen is fully fitted and complemented with a floor to ceiling window that enhances the feeling of space and light. Upstairs there are a further two bedrooms including a main bedroom with en-suite and walk-in wardrobe.

To the side, a generous south-facing paved patio area, perfect for outdoor dining and entertaining, or simply enjoying the sun. An external outhouse offers practical additional storage and utility space.





PROPERTY DETAILS

FEATURES

- Triple aspect orientation with excellent natural light throughout
- Gas fired central heating
- Surrounded by top schools, cafes, shops & tennis clubs
- Sunny landscaped garden
- Off street parking for several cars



SIZE

106 sq. m / 1,141 sq. ft. Approx.

BER

BER: F | BER No: 112898721 | Energy Performance Indicator: 393.29 kWh/m²/yr

LOCATION MAP

Click below to view the location map for 27 Zion Road



LOCATION

Zion Road is one of the most desirable residential addresses in Dublin 6. Situated just 2.5 miles from the city centre it enjoys the added advantage of being within walking distance of Ranelagh, Rathmines and Rathgar.

This prime location offers access to an array of excellent cafes, restaurants, upscale boutiques, and artisan shops, making it a vibrant hub within the city.

Families residing in Zion Road have access to renowned secondary schools, such as High School, St. Mary's

College, Gonzaga College, Alexandra College, Muckross College, and Sandford Park.

The area also offers a selection of well-regarded junior schools, including neighbouring Rathgar Junior School. For higher education, esteemed institutions like UCD and Trinity Universities are easily accessible via bus and LUAS, as is the M50 motorway.

Zion Road's location caters to a variety of sporting enthusiasts, with Rathgar Tennis Club just down the road. Additionally, Stratford Lawn Tennis Club, Leinster Cricket Club, and the Swan Leisure Centre are all conveniently close by, offering residents a range of options for recreational activities.

VIEWING

By appointment with Knight Frank.

CONTACT



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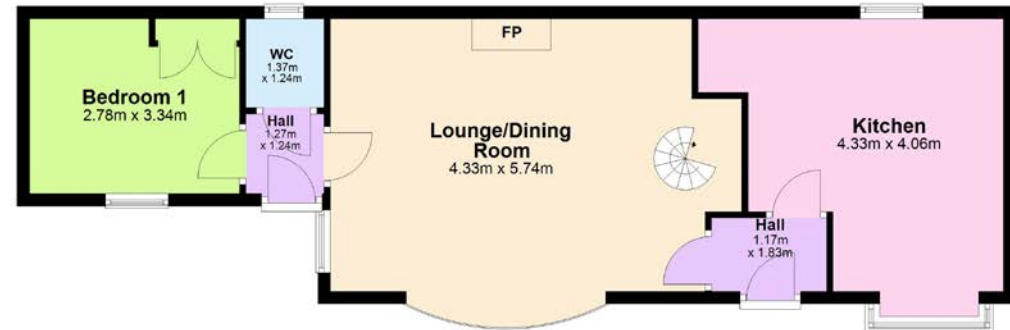
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FLOOR PLANS

Ground Floor



First Floor



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



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