

FOR SALE BY PRIVATE TREATY



**79 RANELAGH ROAD,  
RANELAGH,  
DUBLIN 6.**

## DESCRIPTION

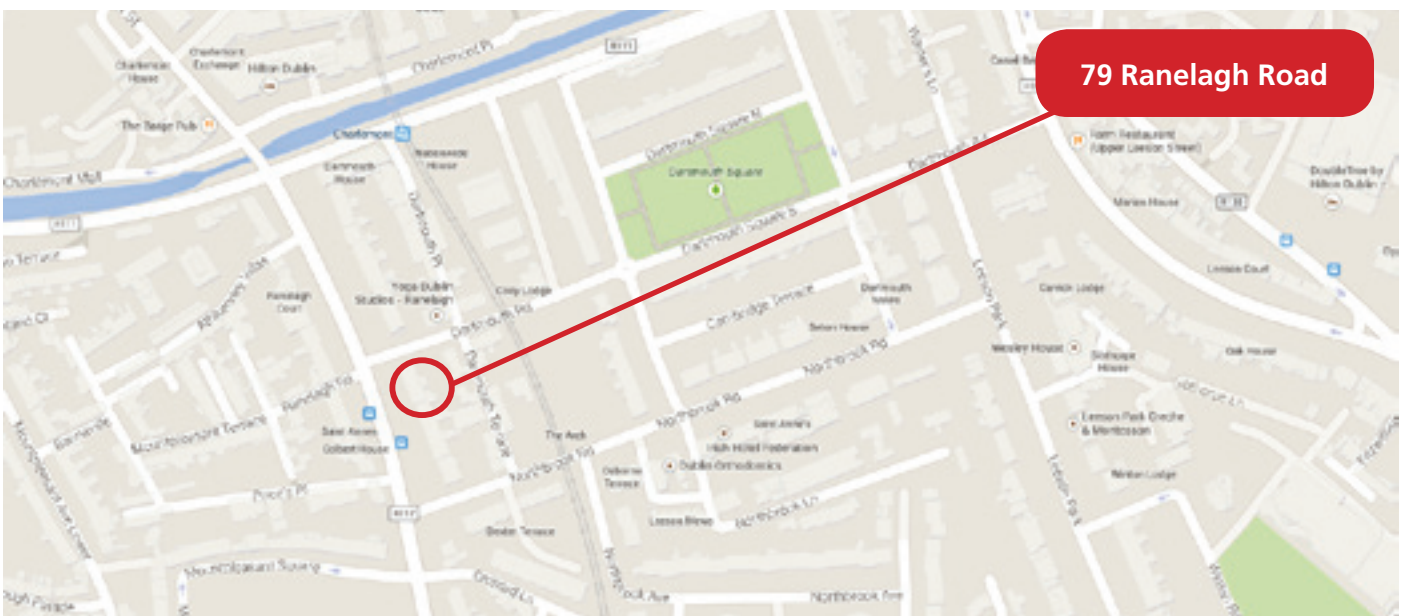
Most impressive two storey over basement period residence which has undergone a complete refurbishment to produce a home of exceptional quality. Number 79 combines the best of modern convenience like contemporary bathrooms and kitchens with period features like high ceilings and Victorian plasterwork. Another valuable feature is off street parking for three cars which is rare in this hugely sought after location on the doorstep of the city centre. The spacious and light filled accommodation briefly comprises of a welcoming entrance hall, two receptions both with open fireplaces, a kitchen/dining area on the lower floor with a Range Master oven, four bedrooms and three stylish bathrooms. A viewing is highly recommended to appreciate the attention to detail in this property.

## LOCATION

Ranelagh village is one of the most sought after locations in Dublin with a host of amenities on the doorstep including a range of trendy caf  s, restaurants and bars, as well as parks and schools. The Ranelagh Luas stop is less than five minute walk away from the property and gives easy access to Dundrum Town Centre and further field. The city centre with within walking distance with St. Stephens Green and Grafton Street area only 10 minutes away.

## SPECIAL FEATURES

- Completely refurbished
- Off street parking for three cars
- Original features including fireplace, stairs, coving and door
- Styled to the highest standards
- Alarm
- Gas fire central heating
- High ceilings



## ACCOMMODATION

### Garden level

#### Entrance Porch

Attractive tiled floor, closets which are plumbed for washing machine and dryer

#### Hallway (12.35m x 1.77m)

Tiled floor, built in storage under the stairs

#### Kitchen/dining room (9.08m x 3.77m)

Bright and spacious room with tiled flooring throughout. High gloss units in the kitchen with Range Master cooker, Samsung American style fridge and marble worktop. Glass ceiling in dining room, vertical radiators and access to rear garden

#### Guest Bedroom (4.54m x 4.13m)

Large double room with cream carpet floors

#### Bathroom (2.5m x 1.69m)

Fully tiled with white three piece suite, LED lighted mirror, heated towel rail, built in storage and spot lighting

### Upper level

#### Entrance Hall (9.47m x 1.94m)

Beautiful tiled floor with original ceiling rose, coving and spot lighting

#### Reception Room 1 (4.48m x 4.47m)

Light filled room with a timber floor, open fireplace with marble surround, coving and sash windows with shutter on the windows

#### Reception Room 2 (4.74m x 4.35m)

With timber floors, original fireplace with marble surround, coving and sash windows with shutters

#### Bathroom (4.22m x 1.95m)

Fully tiled, glass shower cubicle with rain water shower head, heated towel rail, two sash windows, w.c. and w.h.b.

### Second Floor

#### Bedroom 1 (4.01m x 3.46m)

Built in wardrobes, coving, ceiling rose and shutters

#### Bedroom 2 (4.48m x 2.93m)

Built in wardrobes, shutters, coving and ceiling rose

#### Bedroom 3 (3.36m x 2.89m)

Built in wardrobes, shutters, coving and ceiling rose

#### Bathroom (3.19m x 1.15m)

Fully tiled with shower cubicle with rain water shower, heated towel rail, LED lighted mirror, spot lighting, extractor fan, w.c. and w.h.b.

#### Garden

Paved patio with feature arch to the rear. Off street parking to the front



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property consultants

## VIEWING

By appointment

## NEGOTIATOR

Owen Reilly,

## FLOOR AREA

c. 215 sq. m.

## BER RATING

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**Everything** we touch turns to...

## ALL ENQUIRIES

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