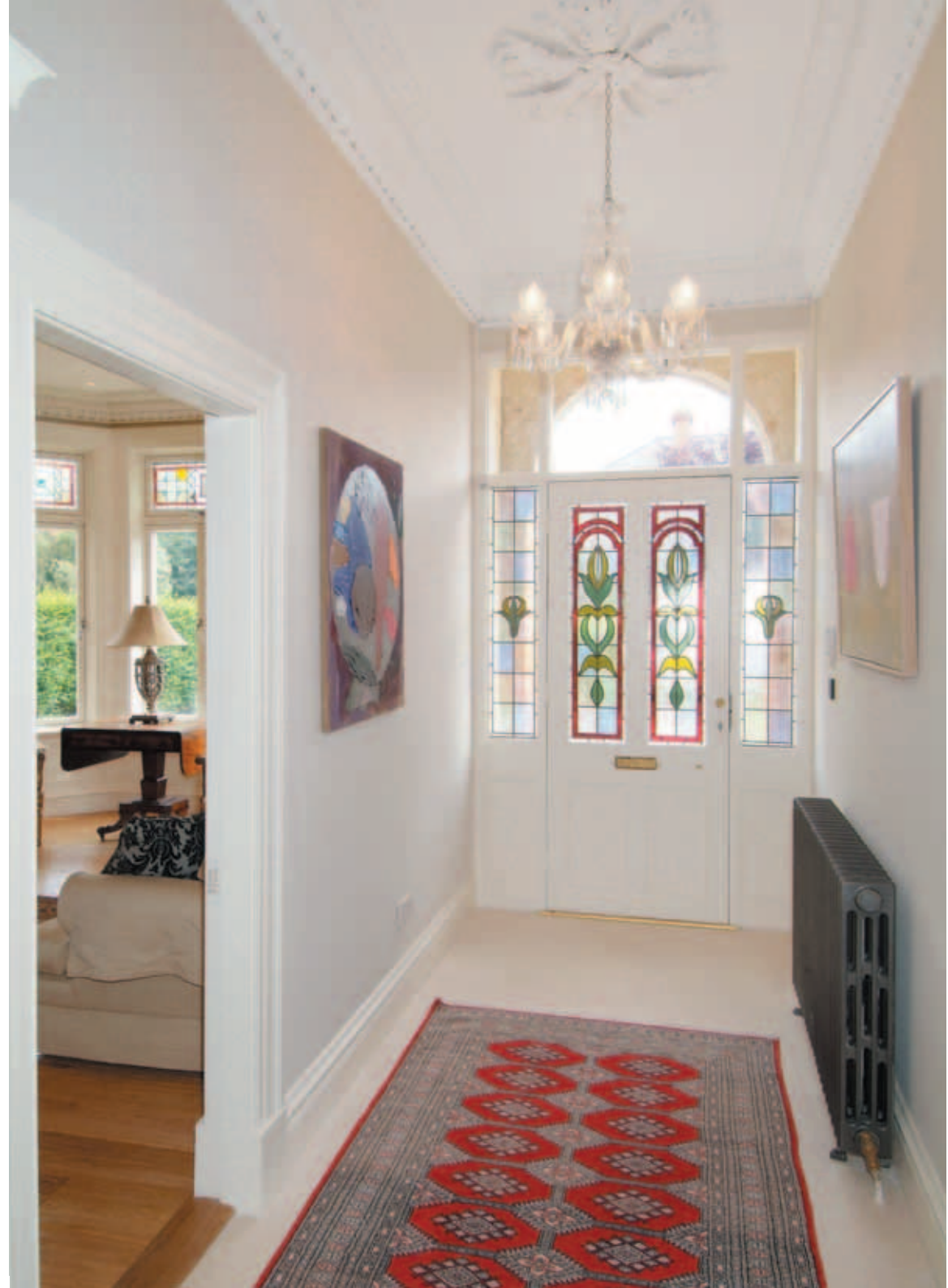




67 Anglesea Road
Ballsbridge, Dublin 4

COLLIERS
JACKSON-STOPS



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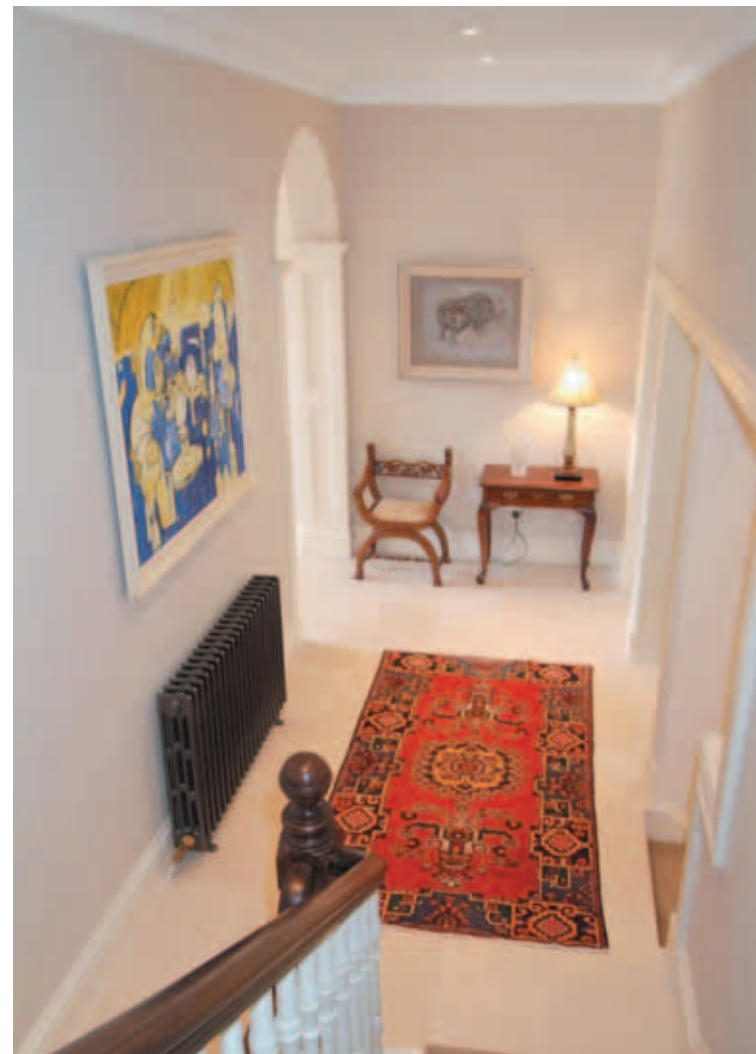
For sale by Public Auction on Wednesday 24th September 2008 at 2.30pm in our offices
Hamblenden House, 19-26 Lower Pembroke Street, Dublin 2 (Unless previously sold)

A beautifully proportioned and meticulously refurbished and extended four storey red brick Edwardian residence with five bedrooms and three en suites. Built c.1903 on one of Dublin 4's more sought after residential roads.

Number 67 has undergone a stunning transformation set behind electronic gates it is a wonderful example of an effortless blend of classic period style and elegance with the last word in modern convenience and cutting edge living. The property is beautifully presented with neutral tones throughout including creams, mushroom and taupe's by Farrow and Ball. Of particular note is the kitchen/breakfast room with its excellent range of In-frame fitted Oakline kitchen with granite counter tops and feature six ring Britannia gas hob and oven.

The property benefits from private walled sunny west facing rear gardens which have been carefully designed and professionally landscaped. There is side access leading to ample secure parking to the front. Combine these elements with the best available quality finish of fixtures and fittings throughout makes this property one of the highest pedigree family homes in the area and an opportunity not to be missed.

Only a short stroll of the extensive amenities provided by Ballsbridge, Donnybrook and the city centre. Some of the excellent amenities include local shops, many of Dublin's top hotels and restaurants including the Dylan Hotel, the Espresso Bar, Roly's and the Four Seasons Hotel. Recreational facilities are also well catered for with Herbert Park, Lansdowne football stadium, and the RDS showground's close by. There is an excellent choice of primary and secondary schools nearby. All of this combines to provide a perfect family/town residence ready to move right into in the ideal location.





Accommodation

Entrance Hall Level

Porched Entrance

Feature granite arch to hall door with stained glass panels.

Entrance Hall (4.00m x 1.70m) (4.70m X 2.00m)

With decorative cornice work, centre rose with cut glass chandelier, low voltage down lighters and natural white limestone flooring.

Drawing Room (5.30m x 5.20m)

With decorative cornice work and centre rose, cut glass chandelier, feature white marble fireplace, hand scraped oak flooring and bay window with stained glass panels.

Dining Room (5.40m x 4.00m)

With decorative cornice work and centre rose, cut glass chandelier, low voltage down lighters, hand scraped oak flooring and French doors to patio area.

Utility Room (4.60m x 4.15m)

With a full range of floor and wall fitted units, plumbed for washing machine, stainless steel single drainer sink unit and natural white limestone flooring.

Kitchen (8.00m x 4.00m)

A luxurious Oakline In-frame fitted kitchen, Britannia six ring gas hob and electric double oven, a range of Miele fitted appliances including two fridge freezers, two dishwashers, microwave, low voltage down lighters, French doors to side sun patio and natural white limestone tiled flooring. Open plan to family room.

Family Room (4.00m x 4.00 m)

A bright sun filled room with low voltage down lighters, two sets of French doors to the garden and natural white limestone flooring.

Hall Return

Guest Toilet (2.00m x 1.80m)

Recessed lighting, fully tiled flooring, high quality state of the art wc and whb with tiled splash back.

First Return

Study (3.77m x 3.67m)

With low voltage down lighters and antique style cast iron radiator.

First Floor

Master Bedroom Suite (6.70 m x 4.30 m)

A bright and luxurious room to the front of the house with decorative cornice work, feature marble fireplace and double doors leading to the dressing room.

Dressing Room (3.87m x 2.10m)

With decorative cornice work and double doors to the en suite.

En Suite (3.80m x 3.70m)

With feature free standing bath, walk in glass shower stall, twin sink with flood filler chrome tap units, granite top and splash back, wc, travertine marble tiled floor, custom made storage cupboards with glass shelving and access to balcony overlooking Merriion cricket grounds.



Second Return

Bathroom (3.72m X 3.67m)

With antique style freestanding cast iron roll top bath, wc, whb, glass shower stall and travertine marble tiled flooring.

Second Floor

Bedroom 2 (4.00m x 2.65m)

Double bedroom to the front of the house with low voltage down lighters.

Bedroom 3 (5.60m x 3.87m)

Double bedroom to the front of the house overlooking the garden with low voltage down lighters.

En Suite

With glass shower stall, solar tube natural lighting, wc, whb, heated towel rail, part tiled walls and travertine marble tiled flooring.

Bedroom 4 (5.10m x 3.90m)

Double bedroom to the rear of the house.

En Suite

With glass shower stall, wc, whb, solar tube natural lighting, extractor fan, heated towel rail, part tiled walls and travertine marble tiled flooring.

Bedroom 5 (3.94m x 3.14m)

Double bedroom with Velux roof light.

Lower Ground Floor

Cinema (6.27m x 4.45m)

With polished oak flooring and multiple power points.

Wine Cellar (5.25m x 2.88m)

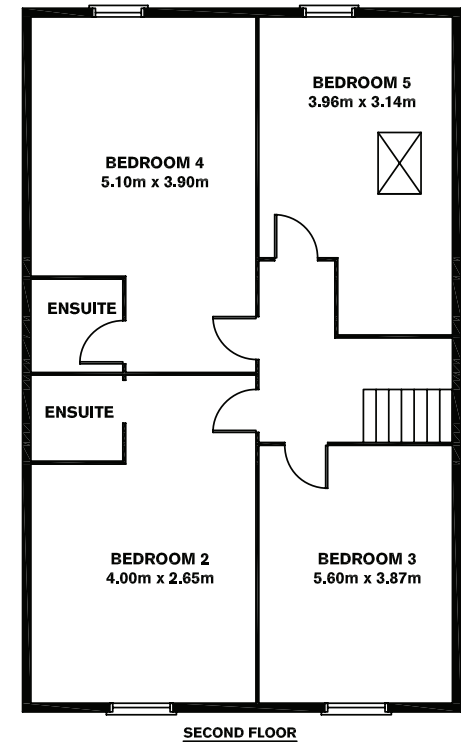
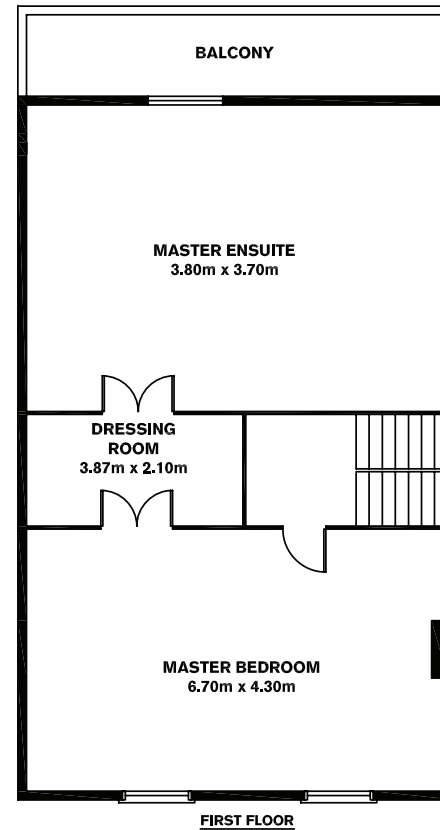
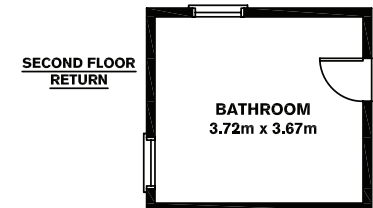
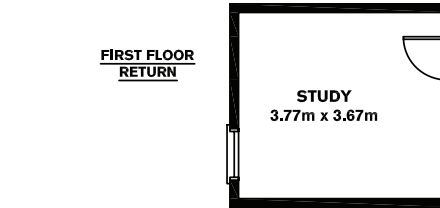
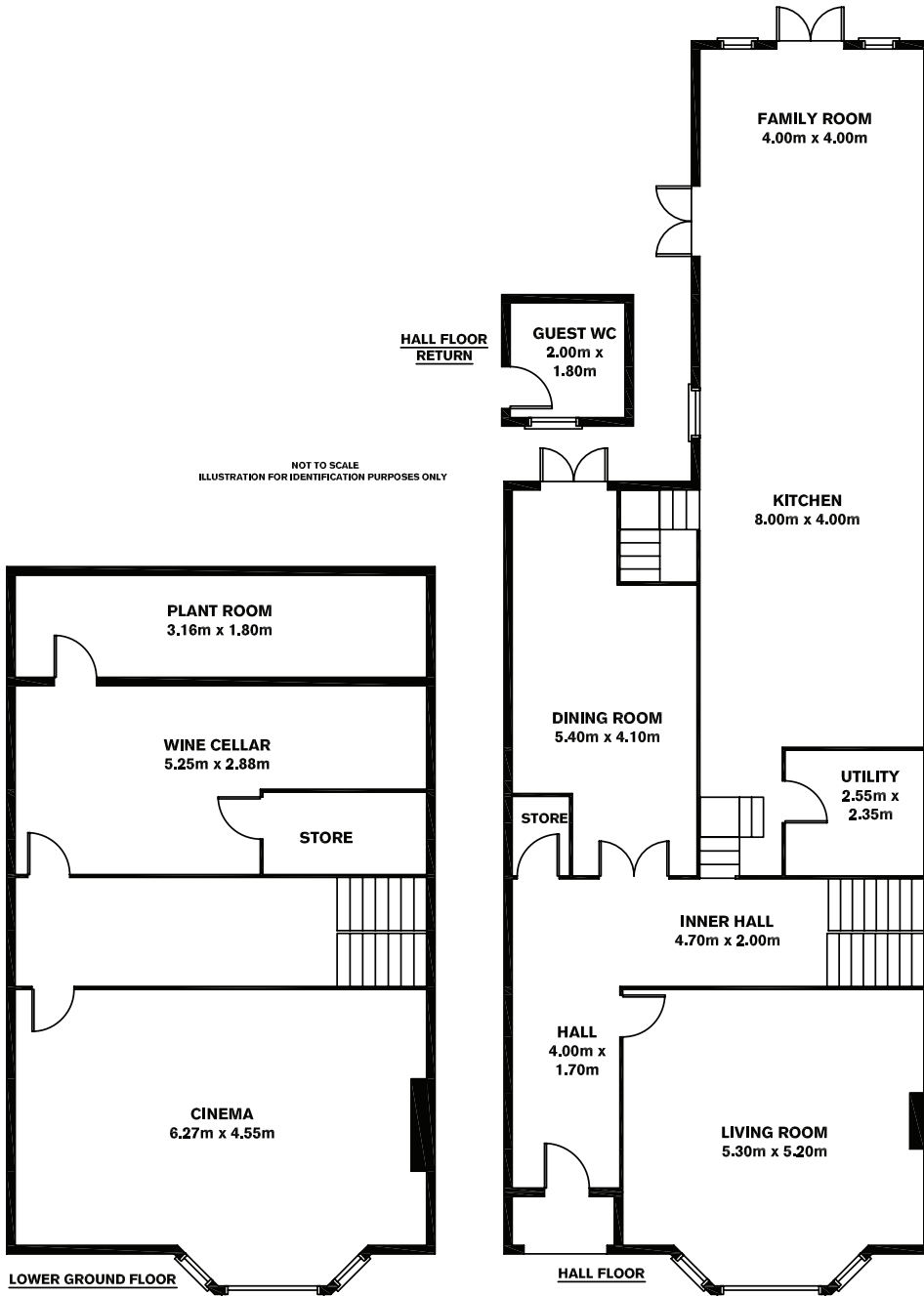
A climate controlled wine cellar with 11 traditional brick built wine bins/racks, polished oak flooring, Eurocave climate control and large storage cupboard.

Plant Room (3.00m x 1.6m)

With polished oak flooring.

Outside

To the front of the house is a railed and hedged gravelled driveway with ample car parking set behind remote controlled electronic security gates. There is side access to an impressive professionally landscaped walled private rear garden which is laid out mainly in lawn. There is a sun patio with flower beds, bin tidy area and a gazebo style summer house.







Features

- Floor area approximately 370 sq m (3,980 sq ft)
- Bright spacious accommodation throughout
- Ample parking to the front of the house
- Automatic security gates
- Landscaped gardens to the front and rear with side access
- Under floor heating on ground floor
- Fully integrated Oakline kitchen
- Zoned gas fired central heating
- Central vacuum system
- Farrow and Ball paintwork throughout
- Home Cinema
- Climate controlled wine cellar
- Wired for Bang & Olufsen
- Cat 7 wiring 5 amp plugs throughout

Viewing

Open viewing Saturday 30th August, 6th, 13th & 20th September from 2.30 to 4.30pm, Thursdays 1 to 2pm 28th August, 4th, 11th 18th September or by private appointment with sole selling agents.

Negotiators

Peter Kenny/Chris Martin

Solicitors

Roundtree & Tarpey Solicitors
25 Upper Mount Street
Dublin 2
Ph: +353 1 6623011





**COLLIERS
JACKSON-STOPS**

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