

FOR SALE BY PRIVATE TREATY

17 WATERLOO ROAD, BALLSBRIDGE, DUBLIN 4



- Elegant red brick period house
- A number of the original features have been maintained
- Off street parking for three cars
- Within walking distance of both Ranelagh, Ballsbridge and Donnybrook
- West facing rear garden
- Situated on one of Dublin's most sought after roads
- Close to a host of amenities



SALES AGENTS

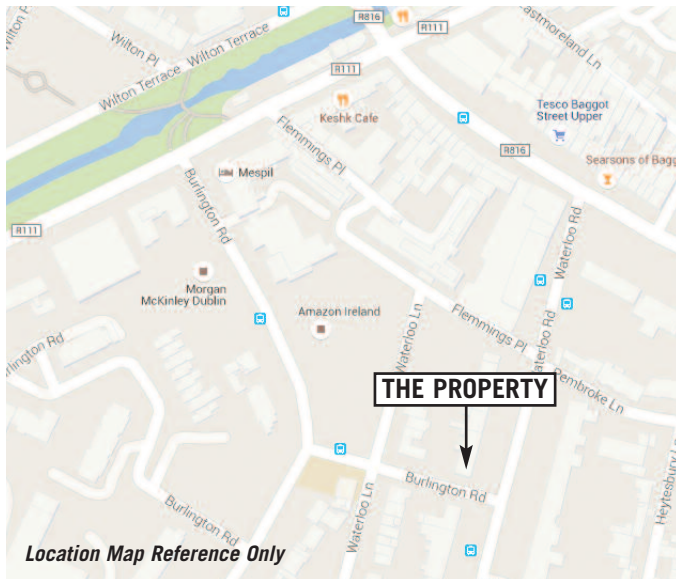
Kelly Walsh 15 Herbert Street, Dublin 2, D02 HR63

BER EXEMPT

 **KELLY WALSH**
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Location Map Reference Only

LOCATION

Waterloo Road is one of the most prestigious and highly desirable residential addresses in Dublin. This tree lined Road is located within a stone's throw of Ballsbridge and Donnybrook Villages, with a fine selection of top quality restaurants and eateries, bars, specialty shopping and amenities. St Stephens Green and Grafton Street are within a 15 minute walk away.

There is a host of schools in the area making it a popular location for busy professionals and families. Public transport in the area is second to none with a regular bus routes along the road and DART services available at nearby Lansdowne Road.



DESCRIPTION

This fine period home retains most of the period features synonymous with the era, including floorboards, ornate corning and coving, original fireplaces and sash windows. The property, although in need of modernisation provides the perfect opportunity for the discerning purchaser to create a modern home in an ideal location. The rear garden also benefits from a sunny west facing aspect.

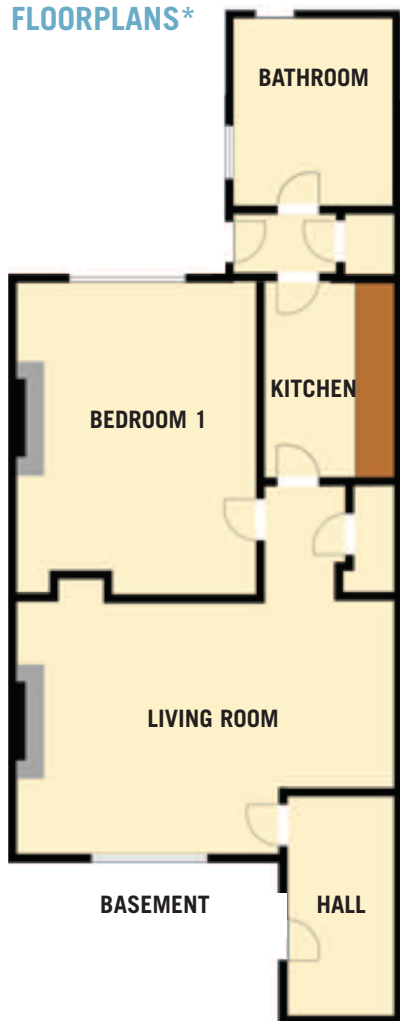
The accommodation extends to approximately 320sq.m (3,444sq.ft) comprises briefly at garden level: a spacious reception room, bedroom, kitchenette and full bathroom. At hall floor level are two



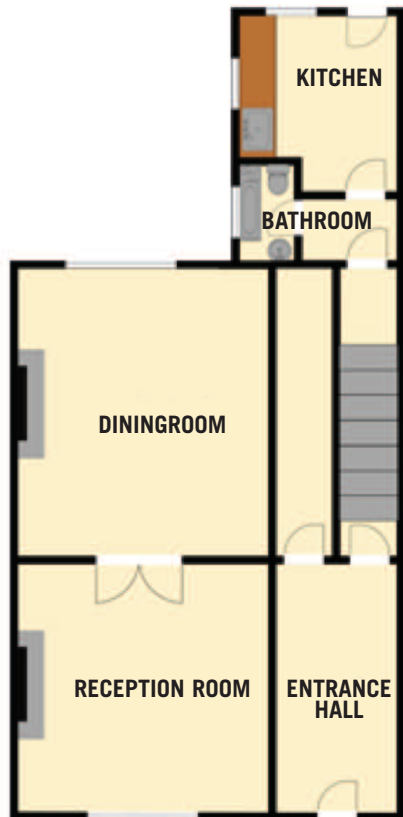
stunning reception rooms with interconnecting doors and all period features intact. Just off the elegant hallway there is a small kitchenette and guest w.c. Upstairs the hall floor return provides kitchen and bathroom facilities. The first and second floors have been designed to accommodate three bedrooms with bathroom and kitchen facilities provided on both returns. The top floor has two large storage rooms and a kitchen. In addition, the property provides off street parking for up to three cars.

Access to the garden level is via its own door to the front of the property offering a discerning purchaser an option of a granny flat or an additional rental income in this sought after residential area.

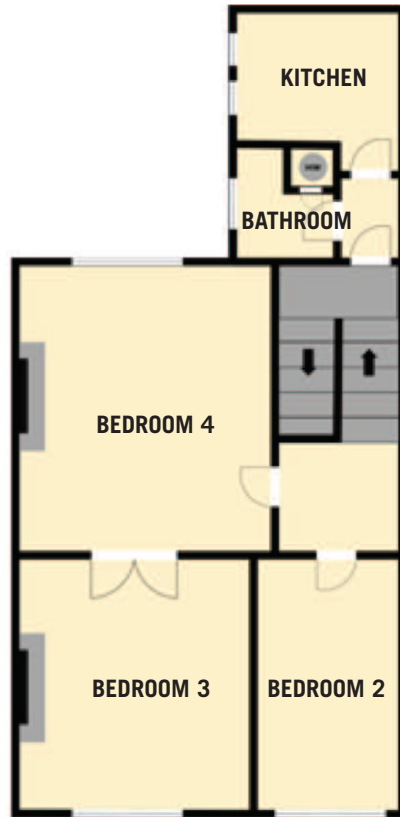
FLOORPLANS*



BASEMENT



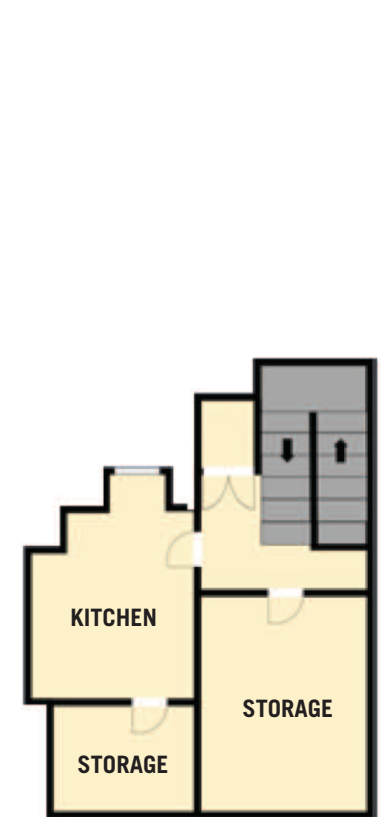
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ATTIC FLOOR

* NOTE: Floorplans not to scale. Reference only. Purchasers are specifically advised to verify the floor areas and undertake their own due diligence in this regard.

ACCOMMODATION SCHEDULE (GIA)

BASEMENT

Entrance Hall	c.3.65m x 1.57m
Living Room	c.6.30m x 4.20m
Bedroom 1	c.4.20m x 4.84m
Kitchen	c.5.00m x 2.00m
Bathroom	c.2.84m x 1.70m

GROUND FLOOR

Entrance Hall	c.4.35m x 2.10m
Reception Room	c.4.35m x 4.36m
Dining Room	c.4.37m x 5.15m
Kitchen/Bathroom/Return	c.2.70m x 4.90m

RETURN

Kitchen/Bathroom	c.2.80m x 4.40m
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FIRST FLOOR

Bedroom 2	c.2.47m x 4.40m
Bedroom 3	c.4.37m x 5.00m
Bedroom 4	c.4.00m x 4.40m

RETURN

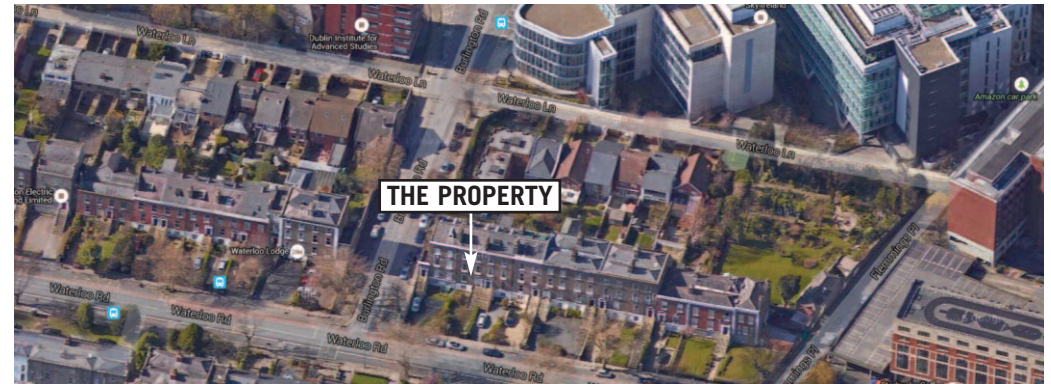
Bathroom	c.2.89m x 1.37m
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SECOND FLOOR

Bedroom 5/6	c.6.60m x 4.40m
Bedroom 7	c.5.00m x 4.39m

ATTIC

Kitchen	c.3.20m x 3.70m
2 Storage Rooms	(restricted height)



ZONING

Under the Dublin City Development Plan 2011 - 2017 the property is zoned Z2 ***“To protect and/or improve the amenities of residential conservation areas”***. The property is noted as a protected structure.

BER

BER Exempt.

PRICE

On application.

VIEWING

Strictly by appointment with the selling agent.

CONTACT

For more information and inspection, please contact **Helena Kelleher** at Kelly Walsh Property Advisors & Agents. Email: helena@kellywalsh.ie



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