



**KELLY WALSH**

property advisors & agents

for sale by private treaty

Cranmer Lodge, 26a Cranmer Lane,  
Ballsbridge, Dublin 4

RESIDENTIAL SALE



BER D2

- 5 bedroom detached property in a superb location in the heart of the City Centre.
- Close to a range of amenities and within walking distance of Ballsbridge and St. Stephens Green.
- Generous off street parking.
- Perfect opportunity for the discerning purchaser to create a modern home in an ideal location.



Livingroom



Kitchen



Rear view of property

## LOCATION

Cranmer Lodge is located just off Haddington Road on Cranmer Lane, one of Dublin 4's premier lanes and a highly desirable residential address in Dublin.

The property has the enviable location within a stone's throw of Ballsbridge and Sandymount Villages, which along with the immediate local area, offer a fine selection of top quality restaurants and eateries, bars and speciality shopping.

There is an abundance of services and amenities in the locality including The Aviva Stadium, RDS Arena, Merrion Square, Grand Canal Dock and Herbert Park. St. Stephens Green and Grafton Street are also within a 15 minute walk.

Similarly 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 regular bus routes along the road and DART services available at nearby Lansdowne Road.

## DESCRIPTION

The property extends to 119 sq.m (1,280 sq.ft) and comprises a five bedroom detached property which provides the perfect opportunity for the discerning purchaser to create a modern home in an ideal location.

The architects contemporary design of an inverted house was well ahead of its time.

The accommodation upstairs includes a large open plan living/dining room, kitchen, utility and single bedroom/study. Downstairs there is a master bedroom with en-suite, two double bedrooms, a single bedroom and main bathroom.

Outside generous off street parking is provided to the front and rear of the property which also benefits from a lovely sunny south westerly rear aspect.

## BER

BER D2. BER No. 108795204  
Energy Performance Indicator:  
277.461 Wh/m<sup>2</sup>/yr  
Certificate available upon request.

## PRICE

On application.

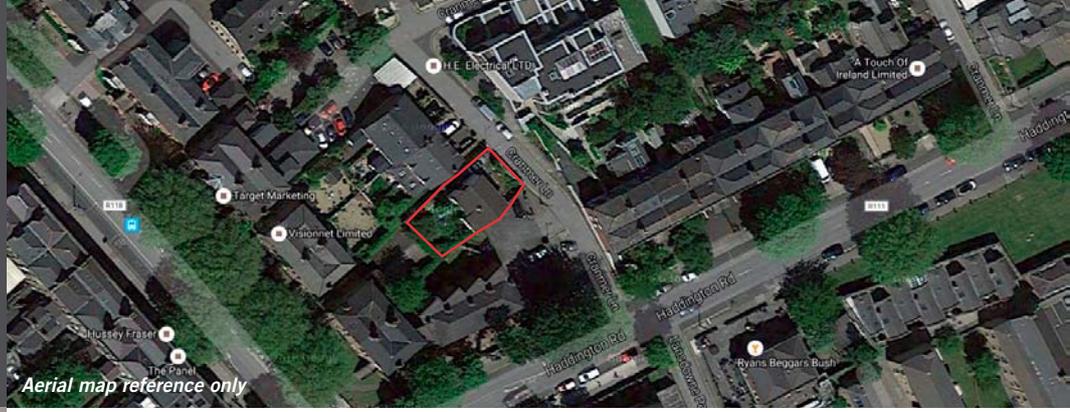
## VIEWING

Strictly by appointment with sole selling agent.

## CONTACT

For more information and inspection, please contact **Helena Kelleher** or **Sean Dillane** at Kelly Walsh Property Advisors & Agents on 01 6645500 or email: [helena@kellywalsh.ie](mailto:helena@kellywalsh.ie) or [sean@kellywalsh.ie](mailto:sean@kellywalsh.ie)

*See floorplans overleaf.*



Bedroom



Staircase



Garden



St. Stephens Green



Aviva Stadium

## FLOORPLANS

### Ground Floor

- Bedroom 1: 3.46 x 4.08 = 14.12 sq.m
- Ensuite: 1.98 x 2.06 = 4.08 sq.m
- Main Bathroom: 1.57 x 3.20 = 5.02 sq.m
- Bedroom 2: 3.49 x 2.87 = 10 sq.m
- Bedroom 4: 2.07 x 2.45 = 5.07 sq.m
- Bedroom 3: 2.78/1.80 x 4.11 = 10.23 sq.m

### First Floor

- Sitting Room/Dining Room: 3.39 x 8.34 = 28.27 sq.m
- Kitchen/Utility: 4.93 x 2.87 = 14.15 sq.m
- Bedroom 5/Study: 4.08 x 2.07 = 8.45 sq.m

**Total Floor Area = 119 sq.m / 1280 sq.ft**

*\*Floorplans not to scale. Reference only.*

