

31 NORTHUMBERLAND ROAD

BALLSBRIDGE

Dublin 4



## ACCOMMODATION



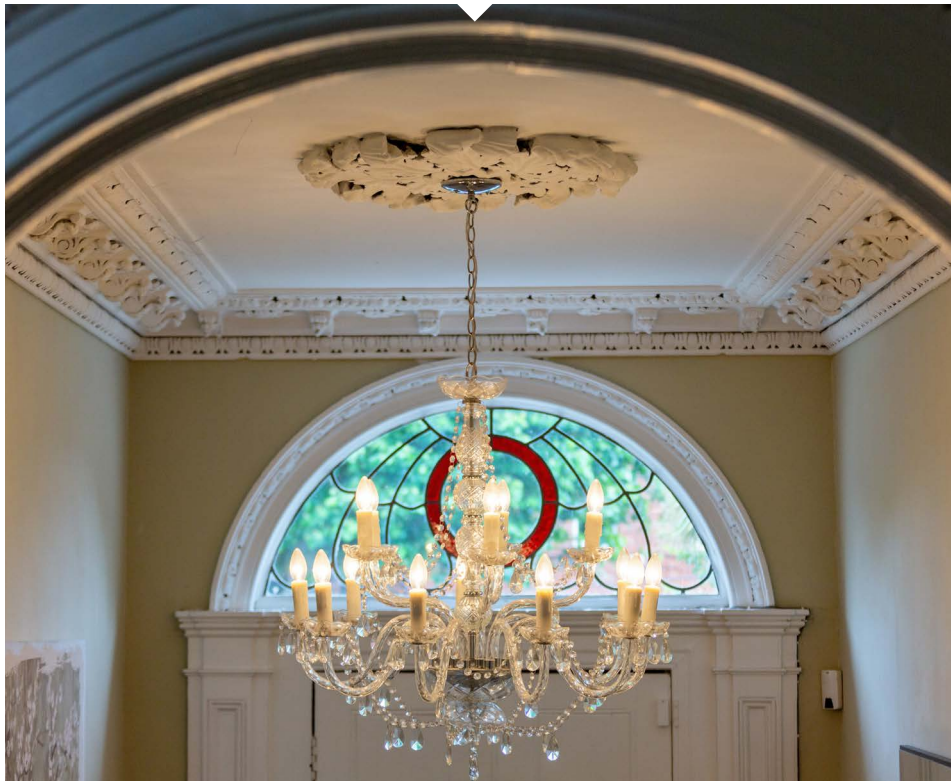
No 31 Northumberland Road is a stunning property which offers gracious and well laid out accommodation extending to approx. 408 sq.m/ 4,391 sq.ft. The home enjoys a prime position well set back from the road and benefits from off street parking to the front and a south west patio garden to the rear. A welcoming entrance hall which features an arch, ornate ceiling coving and a tiled floor throughout provides access to all accommodation. To the left of the hallway there are two elegant interconnecting reception rooms which offer the perfect space for all year round entertaining, and which feature matching marble fireplaces, ornate ceiling coving, high ceilings, sash windows and ample light throughout.



# ACCOMMODATION

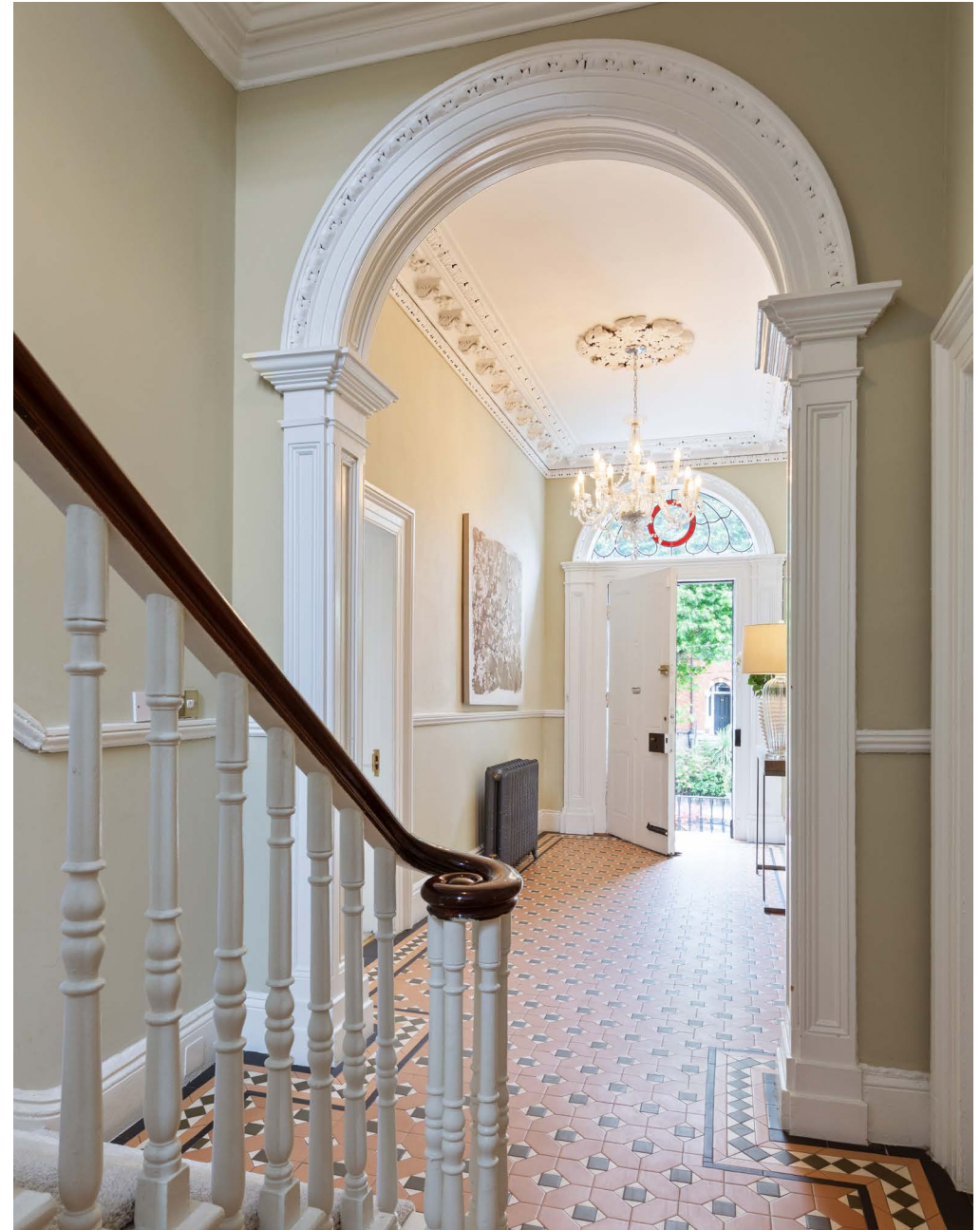
French doors from the dining area provide views to the rear garden. To the right of the entrance hall are the sitting room, study and entertainment room which could be reconfigured or used for whatever the requirement may be. Also off the hall is the guest wc and steps leading to the mezzanine which overlooks the large kitchen / breakfast room to the rear of the house.

Garden level accommodation comprises two bedrooms one with ensuite shower room, a boot room off which there is a shower room, utility and the large open plan kitchen / breakfast room which enjoys direct access to the patio garden.



The kitchen is fully fitted with wall and floor level units, centre island and integrated appliances. A spiral staircase from this room provides access to the overhead mezzanine. Both these bright rooms offer an expansive space for every day living. On the hall level return is the third bedroom which overlooks the rear garden and features an en suite shower and separate wc. The first floor accommodation comprises the large master bedroom suite which runs the full width of the house.

Overlooking Northumberland Road, this grand room features solid wood flooring throughout, fireplace, ornate ceiling coving and two sash windows. Off the bedroom there is access to the large walk in wardrobe and en suite bathroom.







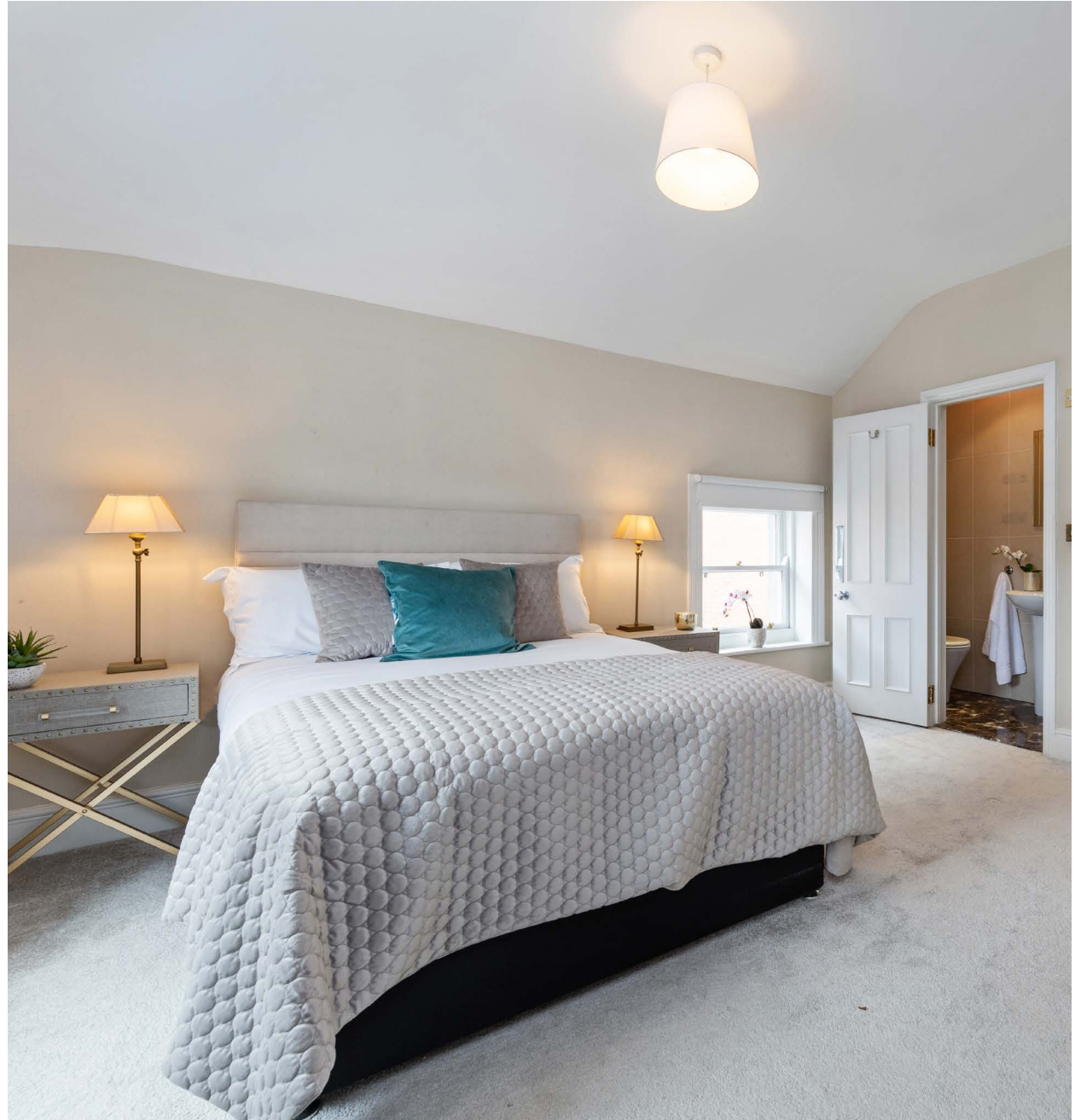
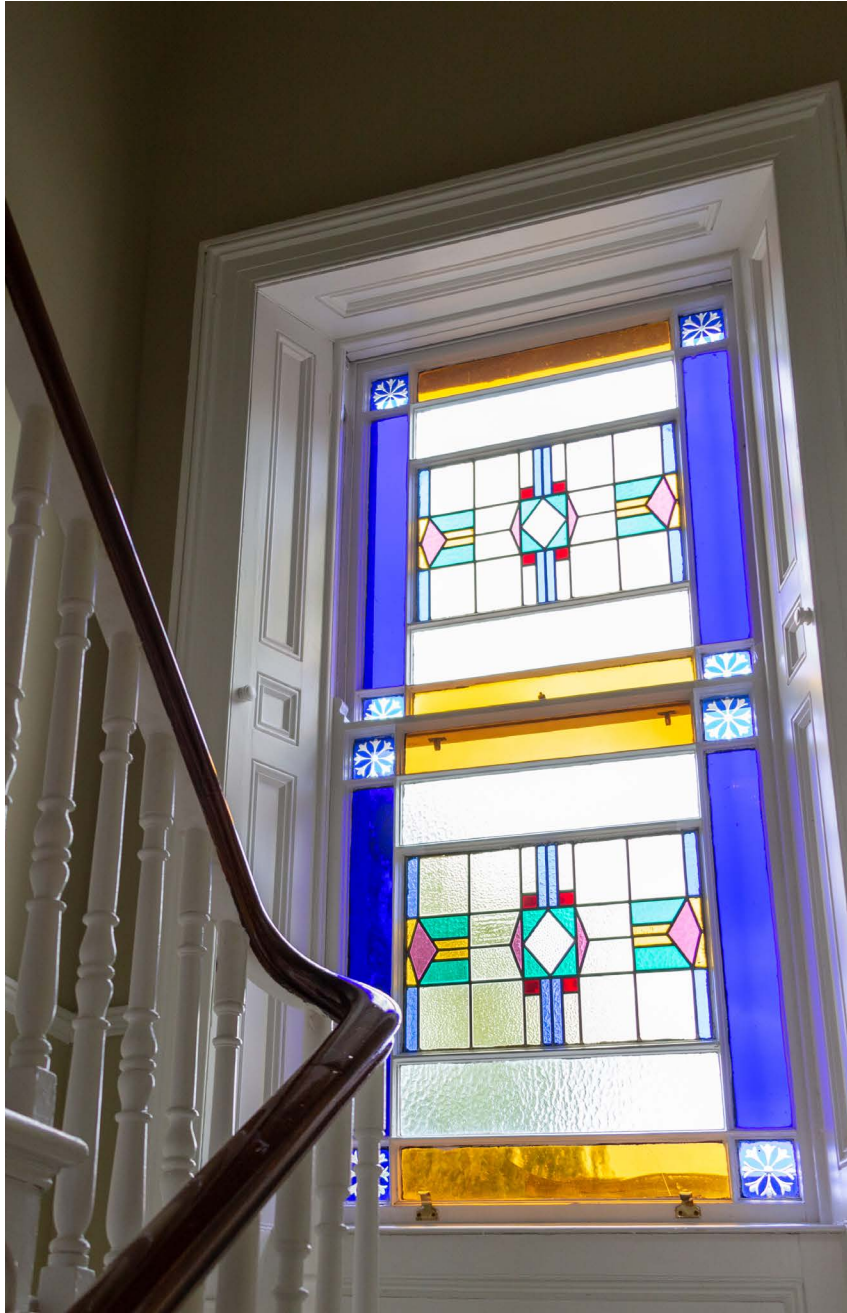






















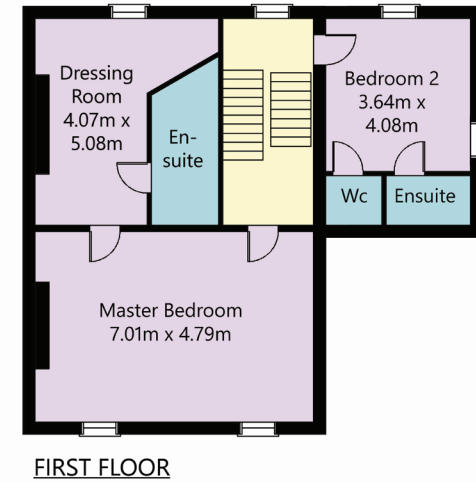
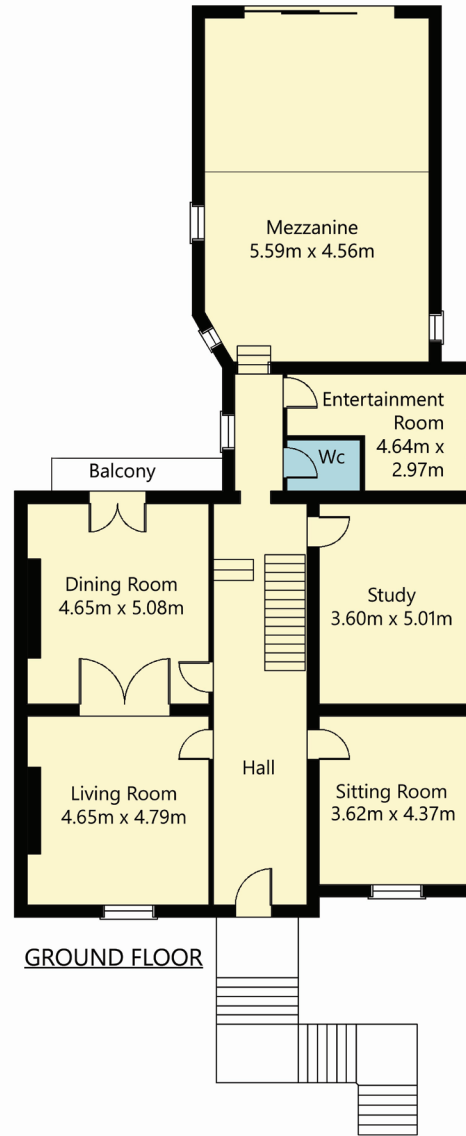
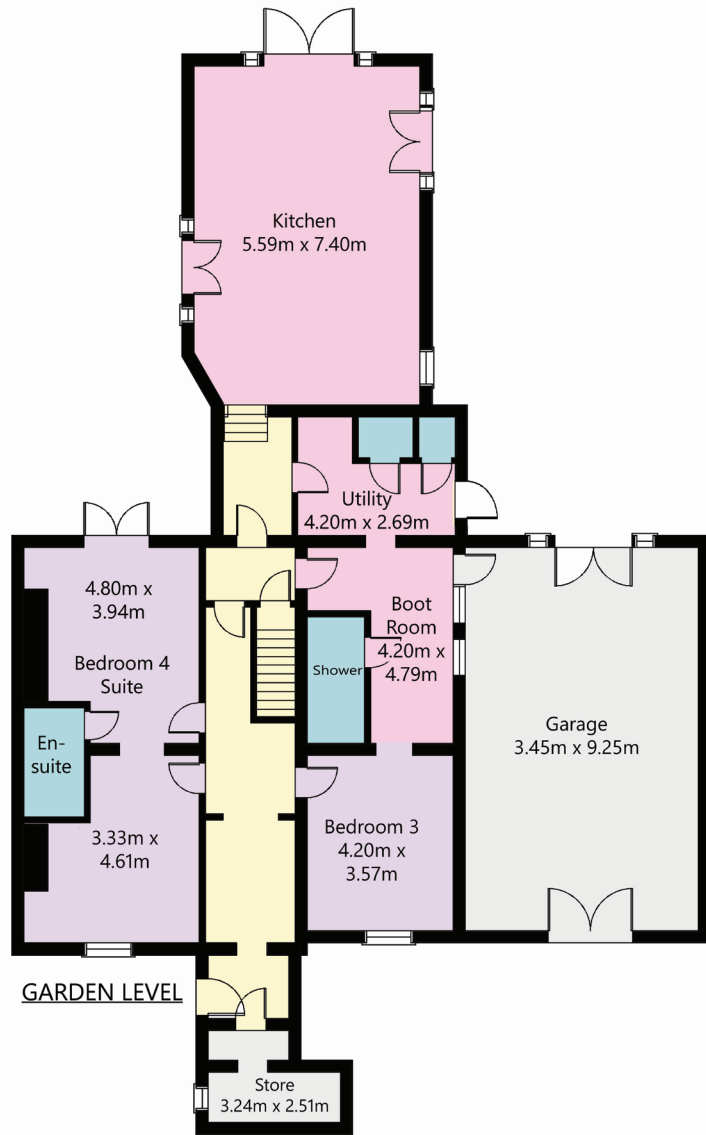
## GARDENS & LOCATION

To the front there is ample room for off street car parking on the driveway. The garage to the side of the house offers additional space for car parking / storage and could ideally be converted (subject to planning permission) to provide additional accommodation. The south west rear garden enjoys complete privacy and is set in an array of mature plants and shrubs. The large patio area to the side and rear offer the perfect space for Al Fresco dining, barbecues and all year round entertaining.

Northumberland Road is perfectly located in the heart of Dublin 4. The village of Ballsbridge is a short walk away with its excellent selection of trendy boutiques, shops, bars and restaurants to choose from. There are a wide range of recreational amenities to include Herbert Park, the RDS show grounds, the Aviva Stadium and Fitzwilliam Lawn Tennis Club to name but a few. The area is exceptionally well served by schools at all primary, secondary and post primary levels and include St Conleth's College, St Michael's College, Loreto College St Stephen's Green, UCD and Trinity College. The city's Central Business Districts Merrion Square, Fitzwilliam Square and St Stephens Green are also within walking distance along with Grand Canal Dock. Local transport links include regular bus services from Northumberland Road and the DART stop at Barrow Street ensuring quick and easy access to the coastal suburbs. The Aircoach stop in Ballsbridge provides a direct link to Dublin Airport.



# FLOOR PLANS



**NOT TO SCALE**  
 Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.

## CONTACT



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## DETAILS

**BER:** Exempt  
**Approx. Size:** 408 sq. m. / 4,391 sq. ft.  
**Tenure:** Freehold  
**Viewings:** Strictly By Appointment



## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get -in touch with our team of experts.

## FEATURES

- Gas fired central heating
- Original period features
- Intricate cornicing
- South West facing rear garden
- Sash windows throughout
- 2 Car garage



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PSRA Registration Number:  
001880

Subject to Contract/ Contract  
Denied/ Without Prejudice

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