

# SAINT JOSEPH'S,

*8 Cowper Drive, Ranelagh, Dublin 6*

**FOR SALE**



BER E1

# SAINT JOSEPH'S

Saint Joseph's is a fine semi-detached 1930's 5-bedroom residence, measuring approximately 173 sq. m / 1,850 sq. ft, laid out over three floors, situated on this quiet residential cul de sac close to Ranelagh village, only 3 minutes' walk from Cowper Road LUAS stop. This property has charming character with all its original features intact, a little modernising would make this property an ideal family home.









## ACCOMMODATION

The property is approached through double vehicular gates into a walled front garden laid out in lawn, bordered by mature planting, which provides off street parking and access to a garage, pedestrian side access leads to the rear garden. A porch entrance leads into a welcoming hallway with downstairs storage and a telephone booth room on the stairs. To the right are two interconnecting reception rooms, with original fireplaces and bay window to the front, the rear reception room leads directly into a conservatory, with access to the back garden. The kitchen is situated to the rear of the property with adjoining scullery, from here a hallway leads to a separate shower room and a separate toilet, there is side access here to the garden. There are three double bedrooms and family bathroom, with separate toilet on the first floor. Two additional bedrooms are situated on the second floor, with under-eaves storage accessible from the landing.







## GARDENS & LOCATION

The rear garden has a sunny south-easterly aspect and is laid out in lawn and mature herbaceous borders.

Ranelagh is undeniably one of the most highly coveted residential suburbs in Dublin, and for good reason. It offers a wealth of superb restaurants, inviting pubs, and a variety of convenient shopping amenities. The area is known for its leafy streets, charming houses, and strong sense of community.

Ranelagh is within walking distance of the city centre and is in close proximity to Donnybrook, Rathmines, and Rathgar villages. For recreational facilities, Fitzwilliam Lawn Tennis Club, Mount Pleasant Lawn Tennis Club, and Milltown Golf Club are nearby. Additionally, Palmerston Park and Dodder Park are also close by. The property is

conveniently close to the Cowper Road Luas stop and is well-served by Dublin Bus routes, both offering quick connections to the city. There is an excellent choice of local schools nearby, including High School, Gonzaga College, St. Mary's College, Alexandra College, and Terenure College, to name but a few.

### LOCATION MAP



[Click here to view the location map for 8 Cowper Drive.](#)





# PROPERTY DETAILS

## FEATURES

- Alarm system & GFCH
- Off street parking
- Sunny aspect
- Garage
- Spacious accommodation throughout
- Double glazed windows throughout



## SIZE

173 sq. m / 1,850 sq. ft. Approx.

## BER

BER: E1 | BER No: 117495085 | Energy Performance Indicator: 329.97 kWh/m<sup>2</sup>/yr

## VIDEO

Click link below to view virtual tour



## VIEWING

By appointment with Knight Frank.

## CONTACT



**Annemarie Murphy**

Sales Advisor

Assoc. RICS / SCSi

E: [annemarie.murphy@ie.knightfrank.com](mailto:annemarie.murphy@ie.knightfrank.com)



**Peter Kenny**

Director of Prime Residential

MRICS / MSCSI

E: [peter.kenny@ie.knightfrank.com](mailto:peter.kenny@ie.knightfrank.com)

## 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 [click here](#) to get in touch with our team of experts.

**KnightFrank.ie**

T: +353 1 634 2466

E: [residential@ie.knightfrank.com](mailto:residential@ie.knightfrank.com)

# FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



20-21 Upper Pembroke Street,  
Dublin 2

Tel: +353 1 634 2466

**KnightFrank.ie**

Follow us on:



## CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly New Homes Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly New Homes Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly New Homes Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly New Homes Limited. Company Reg. No. 428289. PSR Reg. No. 001880.