

61 HADDINGTON ROAD

Ballsbridge, Dublin 4

FOR SALE



61 HADDINGTON ROAD

“An attractive three storey, terraced residence extending to approximately 200 sq. m. / 2,150 sq. ft. (excl. attic) situated close to Baggot Street and the Grand Canal. The property, which has been upgraded over recent years offers exceptionally flexible accommodation with the benefit of a self-contained two-bedroom garden level unit – ideal for guests, adult children or to generate an income”







ACCOMMODATION

Set back from the road behind wrought iron railings and a well maintained front garden, a paved path and flight of Granite steps leads to the front door with glass fanlight. The main residence comprises a spacious entrance hall with tiled flooring leading to the dining room with double glazed windows, a gas fire insert and timber flooring. From here, double doors with butterfly hinges open to the living room, also with gas fire insert, overlooking the back garden.

To the rear is a bright, fully fitted kitchen / breakfast room with shaker style wall and floor units, a gas hob, stainless-steel sink, electric ovens and integrated fridge/freezer. There is a door to the terrace with steps down to the southerly facing back garden from here.







ACCOMMODATION

On the first return is a recently fitted shower room which then opens into a double bedroom. On the first floor there are two further double bedrooms. The principal bedroom situated to the front of the property is spacious in size and includes wall to wall built-in wardrobes and two large sash windows. There is a well-appointed bathroom with separate shower cubicle in the attic which also has an abundance of built in storage.

The lower ground floor accommodation has independent access at the front and comprises an entrance hall opening to the living room. Adjacent is a kitchen fitted with wall and floor units and electric oven. There are two double bedrooms along with a shower room to the rear of the property, one of the bedrooms with French doors opening onto the rear garden.



GARDENS • LOCATION • FEATURES

The back garden is laid out in low maintenance gravel with a paved patio area and enjoys a southerly aspect, ideal for warm weather dining. The property benefits from pedestrian access to the rear onto a lane which leads to Haddington Road.

There are few residential properties located in such a prime location, so close to Dublin City Centre with all of its services and amenities. Within minutes' walk is Merrion Square, one of Dublin's finest Georgian squares, and home to the National Museum of Ireland

and Leinster House. At the other end of the road is the Grand Canal, a tranquil area in the heart of the city with walking and cycling trails and a host of restaurants and cafes nearby.

Baggot Street and Haddington Road are both home to some of Dublin's finest dining options, with shops, bars and cafes all in abundance here. Grafton Street and St. Stephens Green are also in close proximity. The convenience of Haddington Road cannot be overstated, with all of the city's amenities on its doorstep. An

excellent selection of schools are within the vicinity to include Loreto College and St Conleth's College while Trinity College is also a short walk.

LOCATION MAP

Click below to view the location map for 61 Haddington Road.



SIZE

200 sq. m / 2,150 sq. ft. approx.

BER

BER: B3

BER No: 103401212

Energy Performance Indicator: 149.32 kWh/m²/yr

FEATURES

- Excellent decorative order throughout
- Double glazed windows
- Gas fired central heating
- Income potential
- Southerly facing back garden



VIEWING

By appointment with Knight Frank.

CONTACT



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FLOOR PLANS



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



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