

23 ELGIN ROAD

1 Clyde Lane & 2 Clyde Lane, Ballsbridge, Dublin 4

FOR SALE



BER Exempt

BER B3

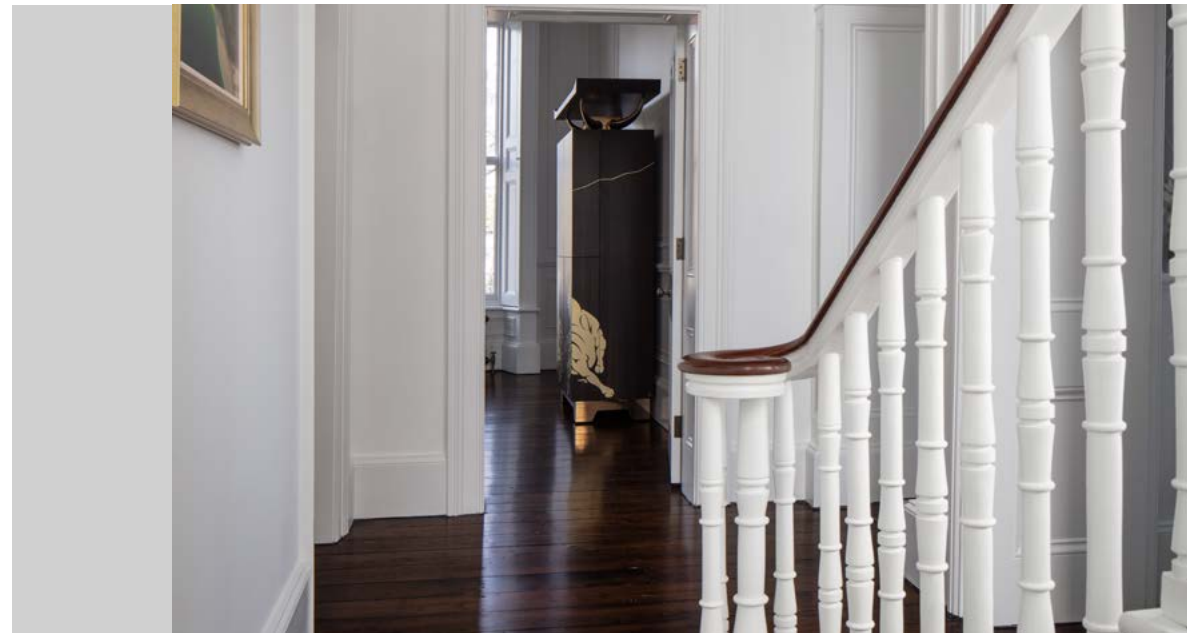
BER C1



23 ELGIN ROAD

An impressive end of terrace 4-bedroom Victorian home, measuring approximately 416 sq. m / 4,478 sq. ft. that has been refurbished and extended with great attention to detail and imagination under the watchful eye of interior designer Jane Gilloway. Laid out over three floors, this very attractive red bricked property combines all the charm and elegance of the Victorian era while providing the comfort and convenience for modern day living.

The front of the property is approached via wrought-iron gates opening into the driveway laid out in gravel and cut granite curbing lined with topiary box hedging and copper beech. A flight of granite steps leads to the front door. The entrance hall is gracious, with all the original cornices and centre roses intact, a stunning arched window with panelled architraves floods the space with light.









ACCOMMODATION

The first reception room is located to the front of the house with two picture sash windows and shutters, white marble fireplace and a dark stained timber floor runs throughout. Additional detailing includes intricate ceiling roses, cornicing and wainscoting. Double doors lead into the second reception room with attractive large sash window overlooking the rear garden. The combination of architectural and modern detailing is consistent throughout these two rooms, which both lead off a generous sized hall. Further accommodation on hall level includes a centre hall with staircase to all floors and a recently restyled guest WC.

On the garden level, the in frame fitted Kitchen is designed by Abington Design House complete with a reeded oak island and aged brass legs, all finished with marble countertop. Integrated appliances include gas fired AGA with electric companion, set into the original stone hearth, Miele appliances and Liebherr larder fridge. The dining room leads off the kitchen with wood stove burner, also accessed from the lower-level hallway. A solid oak parquet floor runs throughout. Steps descend to the media/ family room, complete with a bespoke designed home bar, and separate wine room.







ACCOMMODATION

Impressive floor to ceiling glass sliding doors lead out to the rear garden and patio area. There is also a laundry/ utility room with fitted cabinets, sink, washing machine, dryer and coms cabinet, a state-of-the-art plant room and guest bathroom on this level and pedestrian side access to the garden. On the hall level return is a bedroom suite with walk through wardrobes, balcony looking on to the rear garden and luxurious en-suite bathroom finished to the highest standards with Samuel Heath sanitary ware, rain shower, towel radiators, bespoke oak fitted vanity units with marble top. The first-floor return replicates the ground floor with a bedroom, walk in wardrobe and ensuite all laid out in the same manner.

The main bedroom is on the first floor, faces the rear of the property, while the fourth bedroom, presently used as a dressing room, is fully fitted also designed by Abington Design House faces the front of the house. Both rooms boast detailed features including the much-desired sash windows and marble fireplace. A luxurious main bathroom suite leads off the hallway, complete with a wall hung WC, bath, walk in shower and bespoke Jacobean reeded vanity unit with marble top.















PROPERTY DETAILS



FEATURES

- Gas fired central heating
- Double Glazing
- Surround Sound
- CCTV Security
- Off street parking for several cars
- Bespoke fitted joinery throughout
- Pedestrian side entrance



SIZE

416 sq. m / 4,478 sq. ft. Approx.

LOCATION MAP

Click below to view the location map for 23 Elgin Road



BER

BER: EXEMPT



GARDENS & LOCATION

To the rear is a south-facing garden which features an AstroTurf lawn. There is also a generous granite patio, ideal for al fresco dining. To the rear of the garden is a luxurious home office approximately 20 sq. m / 215 sq. ft with kitchenette and en-suite WC.

Situated in this prime residential location, 23 Elgin Road is within walking distance of both Ballsbridge and Donnybrook Villages with their array of fashionable shops, boutiques and restaurants. A wide range of recreational facilities are nearby such as Herbert Park with its 32 acres of grounds

catering for an extensive range of amenities that include bowling greens, football pitches, tennis courts, children's playground and leisurely strolls around the duck pond.

Also close by are the Aviva Stadium, the RDS Showgrounds and David Lloyd Riverview to name just a few landmarks. There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, St Michael's College, UCD and Trinity College.

This particular address manages to blend the most

desirable residential features with superb proximity to the CBD. It affords residents the opportunity to be immersed in some of the city's most atmospheric sporting and entertainment events while still providing a secluded and exclusive residential environment.

FLOOR PLANS



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

1 CLYDE LANE

Ballsbridge, Dublin 4

FOR SALE



1 CLYDE LANE

A very stylish 3-bedroom detached mews measuring approximately 146 sq. m / 1,570 sq. ft laid out over two floors, with additional converted attic space of approximately 25 sq. m / 269 sq. ft. Tastefully refurbished, combining high quality materials and attention to detail resulting in a comfortable contemporary home, situated in the heart of Ballsbridge.

Entered via double electrical vehicular gates into a sunny courtyard, which provides parking for two cars. The hall door opens into a bright spacious hallway, to the left, partitioned by a half oak slatted wall, is the open plan kitchen / living room. The kitchen faces the front of the house, with double sliding doors out onto sunny patio.









ACCOMMODATION

The kitchen is fully fitted with various wall and floor units, integrated appliances to include a six-ring gas hob, Neff double ovens and American style Liebherr fridge/freezer, finished in a soft white high gloss with complimenting marble countertop and splashback, a bespoke island plays feature to the room. A large ceramic floor tile runs throughout this space. The living area leads off the kitchen with wood burning stove, and wood slat wall, double sliding doors open to an internal courtyard, a beautiful dark oak floor runs underfoot. A glazed hallway leads to a double bedroom, presently used as a media room, which also faces out onto the internal courtyard. Clever light openings and painted exposed ceiling beams create a stylish design feature. A well-equipped utility room and bathroom are accessed from the hallway.

There are two double bedrooms on the first floor, one of which benefits from an en-suite and a fully tiled family bathroom completes the accommodation on this level. There is an additional converted attic room with Velux roof lights, a store room and adjoining bathroom.









GARDENS & LOCATION

Outside there is a walled courtyard to the front with raised patio area, perfect for morning coffee or al fresco dining. There is an internal paved courtyard, accessed from the living area and bedroom/media room.

Situated in this prime residential location, 1 Clyde Lane is within walking distance of both Ballsbridge and Donnybrook Villages with their array of fashionable shops, boutiques and restaurants. A wide range of recreational facilities are nearby such as Herbert Park with its 32 acres of grounds catering for an extensive range of amenities that include

bowling greens, football pitches, tennis courts, children's playground and leisurely strolls around the duck pond. Also close by are the Aviva Stadium, the RDS Showgrounds and David Lloyd Riverview to name just a few landmarks. There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, St Michael's College, UCD and Trinity College.

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LOCATION MAP

Click below to view the location map for 1 Clyde Lane.



PROPERTY DETAILS

FEATURES

- Double glazed windows
- Off street parking for two cars
- Gas fired central heating
- Alarm
- Sunny south facing landscaped garden to the front
- Prime Dublin 4 location



SIZE

Approx. 146 sq. m / 1,570 sq. ft. excluding attic room.

BER

BER: B3 | BER No: 108748385 | Energy Performance Indicator: 143.16 kWh/m²/yr

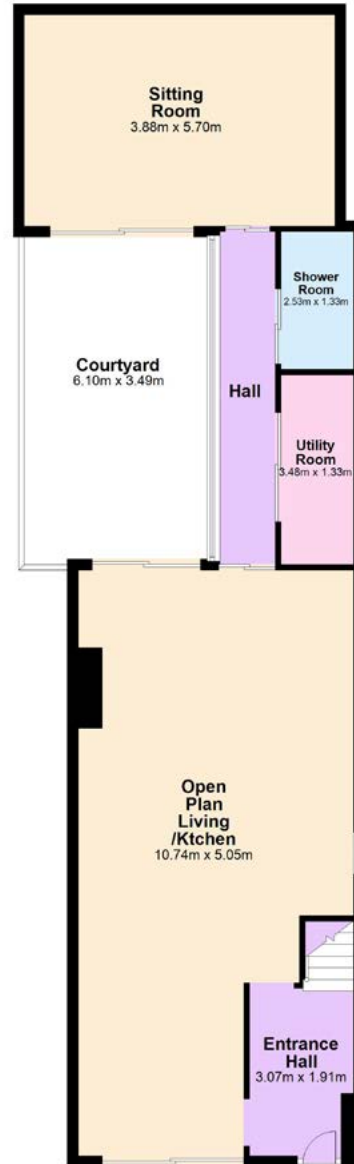
VIDEO

Click link below to view virtual tour

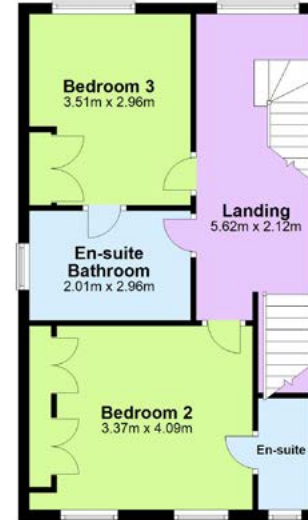


FLOOR PLANS

Ground Floor



First Floor



Second Floor



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

2 CLYDE LANE

Ballsbridge, Dublin 4

FOR SALE



BER C1

2 CLYDE LANE

A well-presented 2-bedroom detached mews, extending to approximately 95 sq. m / 1,020 sq. ft laid out over two floors with an additional attic room of approximately 30 sq. m / 334 sq. ft. Located on the desirable Clyde Lane, the property is accessed through electric security gates and offers parking for two cars. Only 2 minutes' walk from Ballsbridge village.

The property is approached through double vehicular electric gates, leading to a sunny, private cobblestone front garden. Upon entering, you find a bright, open-plan kitchen and living area.









ACCOMMODATION

To the left is the kitchen, featuring a bay window with a seat that overlooks the front garden. It is fully fitted with floor and wall units and includes a generous island that provides additional storage. The kitchen appliances consist of an integrated Siemens electric oven, gas hob, and fridge-freezer, all finished in a sleek contemporary style with brushed steel fittings and granite countertops and backsplash. A utility cupboard is conveniently located off the kitchen.

The living area features an inbuilt coal-effect fire and two sets of double French doors that open onto a raised timber deck patio. A light oak floor runs throughout the space. On the first floor, there are two double bedrooms: the main bedroom at the rear includes a walk-in wardrobe and en-suite bathroom, while the second bedroom at the front boasts large, mirrored wardrobes. A fully tiled family bathroom with a bath completes the accommodation on this level. The second floor offers additional converted attic space, with Velux windows that provide an abundance of natural light.





PROPERTY DETAILS

FEATURES

- Double Glazed Windows
- Electric vehicle charger
- Gas fired central heating
- Alarm
- Raised timber decking patio to rear
- Off street parking for two cars



SIZE

Approx. 95 sq. m / 1,020 sq. ft. excluding attic.

BER

BER: C1 | BER No: 105009146 | Energy Performance Indicator: 156.49 kWh/m²/yr

VIDEO

Click link below to view virtual tour





GARDENS & LOCATION

The rear garden is laid in lawn, with decorative gravel paving bordered by a row of bamboos. A painted timber decking patio leads from the living area. The property also benefits from a pedestrian side entrance.

Situated in this prime residential location, 2 Clyde Lane is within walking distance of both Ballsbridge and Donnybrook Villages with their array of fashionable shops, boutiques and restaurants. A wide range of recreational facilities are nearby such as Herbert Park with its 32 acres of grounds catering for an extensive range of amenities that include

bowling greens, football pitches, tennis courts, children's playground and leisurely strolls around the duck pond. Also close by are the Aviva Stadium, the RDS Showgrounds and David Lloyd Riverview to name just a few landmarks. There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, St Michael's College, UCD and Trinity College.

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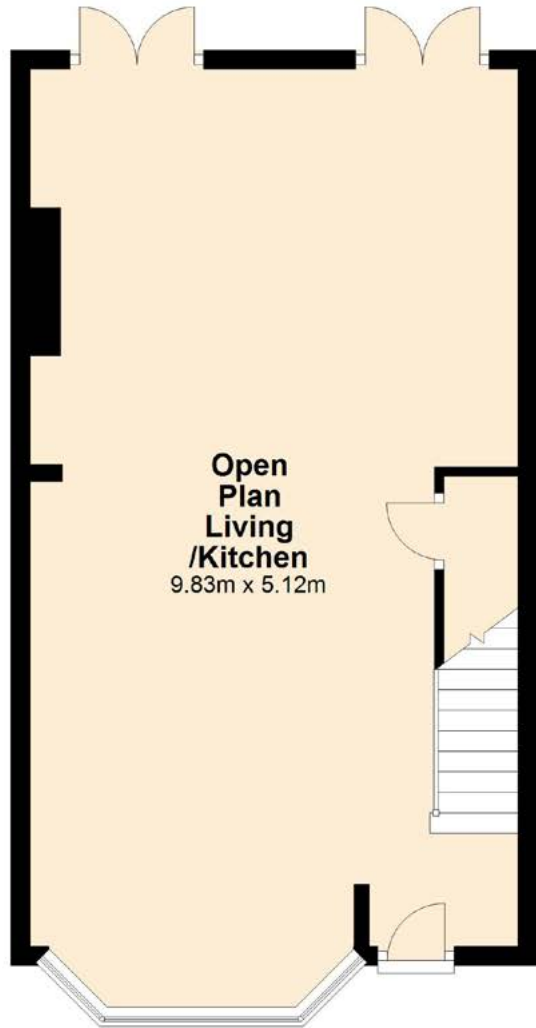
LOCATION MAP

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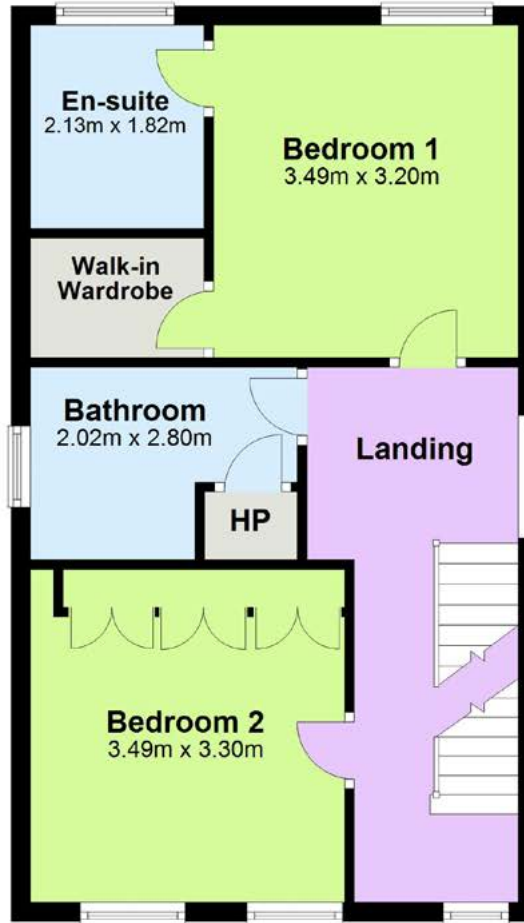


FLOOR PLANS

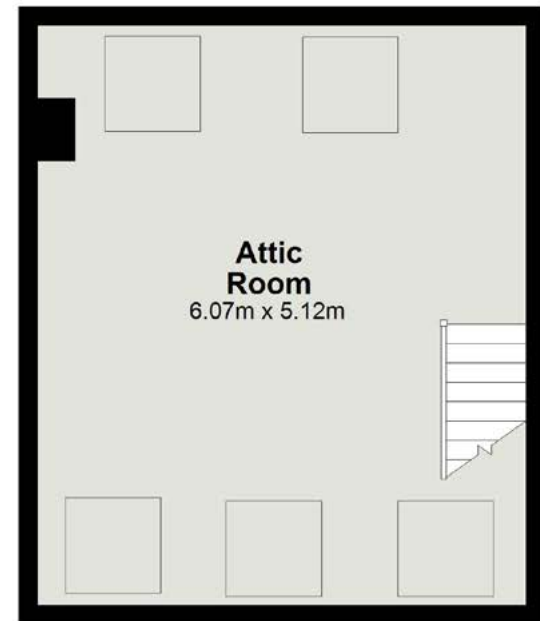
Ground Floor



First Floor



Second Floor



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VIEWING

By appointment with Knight Frank.

CONTACT



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