



79 Rathgar Road

Rathgar, Dublin 6

DUPLICATE BY PERMISSION
DNG

savills

For Sale By Private Treaty

SPECIAL FEATURES

- ♦ Victorian red-brick two-storey over garden level family home
 - ♦ Approx. 230 sq m / 2,476 sq ft
- ♦ Presented in superb structural and decorative order
 - ♦ Many period features throughout
 - ♦ East facing front garden approx. 18 m / 60 ft
- ♦ Ample off-street parking and electronic remote-controlled vehicle and pedestrian gates
- ♦ West facing rear garden approx. 37 m / 122 ft with vehicular access on to Winton Mews
 - ♦ Site with mews potential (subject to planning permission – previously obtained)

Description

Savills and DNG are delighted to present 79 Rathgar Road to the market. Set well back from the prestigious Rathgar Road, No. 79 is a property of true distinction which dates from circa 1860. This two storey over garden level family home has beautifully appointed accommodation and is in superb structural and decorative order. Throughout the house there is a wealth of period features including fine plaster work with original intact cornicing, coving and ceiling roses, original doors with architrave, fireplaces and tall sash windows with shutters and shutters boxes.

The spacious hall leads to interconnecting drawing and dining rooms where the 3.6 m / 12 ft ceilings and tall sash windows create a sense of space and light. The elegant staircase is dominated by a large circular window framed by a brick arch and surround set in a double height landing of approx. 4.8 m / 16 ft again creating a generous sense of space and light. There are three bright double bedrooms on the first floor and the fourth bedroom and adjoining shower room is at garden level.

The garden level is characterised by deep-window sills, sash windows and granite features. The modern kitchen / dining room running the full width of the house is the heart and soul of this family home with a feature fireplace of granite and brick.

The front and rear gardens, professionally landscaped, are a wonderful amenity to the property and an oasis of tranquility in the heart of Rathgar. There is an abundance of outdoor space from the generous front garden, the sunken patio to the front, the raised balcony accessed from the first floor return to the 37 m / 122 ft long west facing rear garden.

This home has been extremely well cared for both internally and externally with much investment in recent years and today offers a wonderful opportunity to purchase a very fine family home with excellent gardens and the potential to develop a mews on Winton Mews.



Prime Location

This beautifully presented period property is in one of South Dublin's most popular locations, will appeal to both families and investors and is sure to create a stir in the market. No. 79 is very close to Rathgar village and is within an easy stroll of the villages of Rathmines and Ranelagh.

The area has excellent transport links including a regular bus service, the Cowper Luas stop is a 10 minute walk and St Stephen's Green is a 40 minute walk.

The surrounding area offers a variety of well-established primary and secondary schools - including Rathgar Junior School, Kildare Place School, Scoil Bhríde, Alexandra College, St. Mary's College and Gonzaga. The area has a variety of sporting facilities - including tennis clubs and swimming pools - as well as parks - including Palmerston Park and Dartry Park - restaurants, cafes and boutiques.

Accommodation

First Floor

The house is approached by a flight of impressive Wicklow granite steps and through a period door with traditional overhead fan light. At this level is a spacious entrance hall, drawing room and dining room. These fine reception rooms are interconnecting through double folding doors and boast beautiful symmetry and proportions with 3.6 m / 12 ft ceilings and matching marble and cast iron fireplaces. The two rooms combine to afford a wonderful space for family living and entertaining.

Entrance Hall

- ♦ Acoya hardwood reproduction period door (custom made to replicate the original door) ♦ original polished wood floor ♦ very fine ornate corning and centre rose ♦ feature corniced arch ♦ dado rail ♦ staircase and mahogany banister ♦ custom made built-in under stairs storage

Drawing Room

- ♦ Magnificent proportions and original period detailing ♦ very fine ornate corning and centre rose ♦ picture rail ♦ original polished wood floor ♦ impressive white marble and cast iron fireplace ♦ steel-lined flue ♦ tall sliding sash window ♦ shutters and shutter boxes ♦ tall original folding double doors that open into the dining room ♦ TV connections ♦ numerous light fitting points

Dining Room

- ♦ Magnificent proportions and original period detailing ♦ very fine ornate corning and centre rose ♦ picture rail ♦ original polished wood floor ♦ impressive white marble and cast iron fireplace ♦ steel-lined flue ♦ tall sliding sash window ♦ shutters and shutter boxes ♦ views over the west-facing rear garden ♦ TV connections ♦ numerous light fitting points

First Floor Return

On the first return are custom-built library book cases and access to a raised balcony with ample sitting space and steps into the garden.

Garden Level

To the front, is an entrance hall with custom made boot-room style shelving and access to a storage / plant room under the main steps with potential space for a wine cellar. Superb bright kitchen with ample dining and seating space framed by deep set sash window and granite and brick feature fireplace. To the rear is a spacious double-sized bedroom, shower-room, built-in laundry area and access to the rear garden.

Front and Rear Halls

- ♦ Exterior door to front sunken patio paved in Wicklow granite ♦ custom made boot-room style shelving ♦ door to storage / plant room ♦ built-in storage units ♦ built in laundry area and hotpress ♦ sash window with deep window sill ♦ access to rear garden

Kitchen

- ♦ Modern kitchen units with chrome fittings by *Siematic* ♦ floor and eye level units ♦ professional standard fan and steam ovens by *Gaggenau* ♦ granite counter top ♦ island with 5 ring induction hob by *Neff* ♦ extractor fan ♦ dining area seating 10 comfortably ♦ sash window with deep window sill overlooking garden ♦ TV connections ♦ fitted for wall speakers

Bedroom 4

- ♦ Wood floor ♦ sash window with deep window sill overlooking garden ♦ chimney currently closed ♦ TV connection

Shower Room

- ♦ Tiled floor and walls ♦ large shower unit ♦ wash hand basin ♦ WC ♦ sensor controlled extractor units ♦ *Villroy and Boch* fittings ♦ wall storage unit ♦ sash window with deep window sill

Second Return

The spacious second return has a feature circular window framed by a brick arch and surround in a double height space of approx. 4.8 m / 16 ft. Located on the second return is a guest WC and custom made under-stairs storage.

Guest WC

- ♦ Tiled floor ♦ wood panelled walls ♦ WC ♦ wash hand basin ♦ access to attic storage

Second Floor

Similarly, a sense of space and light is continued on the upper-landing which benefits from a ceiling window, exceptional ceiling height and a feature curving wall leading from the staircase to the landing.

At second-floor level are three bright bedrooms - all of which are spacious double rooms with original period cast iron fireplaces and approx. 3 m / 10 ft high ceilings - and a luxurious main bathroom.

Master Bedroom

- ♦ Original polished wood floor ♦ recessed sash window ♦ shutters and shutter box ♦ coved ceiling and centre rose ♦ cast iron fireplace (steel-lined with gas connection and draft prevention installed) ♦ TV connection



Bedroom 2

- ♦ Original polished wood floor ♦ recessed sash window ♦ shutters and shutter box ♦ coved ceiling and centre rose ♦ cast iron fireplace (steel lined with gas connection and draft prevention installed) ♦ TV connection ♦ entrance to front attic storage

Bedroom 3

- ♦ Original polished wood floor ♦ recessed sash window ♦ shutters and shutter box ♦ coved ceiling and centre rose ♦ cast iron fireplace (steel lined with gas connection and draft prevention installed) ♦ TV connection

Bathroom

- ♦ Tiled with travertine wall and floor tiles ♦ step to enclosed bath and shower ♦ recessed shelves ♦ wash hand basin ♦ WC ♦ *Vilroy and Boch* fittings ♦ heated chrome towel rail ♦ wall storage unit ♦ ceiling window ♦ sensor controlled light fittings ♦ mechanical extractor unit

Gardens

The front garden and long private driveway is professionally landscaped with bay hedging, lawn and flower beds set around mature trees including a now rare elm tree and surrounded by Wicklow granite paving. The original wrought iron railings have been fabricated into gates. There is ample parking for two cars in the driveway. A sunken patio area to the front provides separate access to the garden level and an elegant outdoor area.

To the rear of the house is an unusually long and private garden extending to approx. 37 m / 122 ft in length. The garden is planted with a mix of mature and younger trees including a mature apple, holly and oak trees which provide a natural canopy amongst the feature stone walls that frame the garden. This truly is a superb size and a rarity in an area where many similar properties are split between into a main and mews property. The garden is sheltered by granite stone walls and custom made wooden fencing for added privacy. There is ample storage in the garden sheds located to the rear of the house.

Mews Site

Significantly, with vehicular access to Winton Mews, the garden has potential to create a pavilion or to develop an independent mews property subject to planning permission. Full planning permission was granted in 2004 for a 2 storey, 3-bedroom mews with car-port (Planning Reference: 3913/04 - now lapsed). The property retains a granite wall between the garden of the main house and that of the mews site. Services are provided in the lane and No. 79 has the right to connect to those services. This has enormous potential for a future downsizing or investment.

Recent Renovation Works and Services

- ♦ Copper-lining of both roof valleys and tidying up of services / cables
- ♦ Attic lined and insulated
- ♦ Repointing of chimney stacks
- ♦ Steel lining of all chimney flues - all working chimneys for solid fuel
- ♦ Gas connection and draft excluders installed in all the currently unused chimneys on the second floor
- ♦ Damp-proofing, insulating, tanking and re-lining under front granite steps
- ♦ Water-tank moved to garden level
- ♦ Renovation of timber floors with underfloor insulation throughout the house
- ♦ Rewired throughout
- ♦ LED lights throughout
- ♦ Wired for additional light-fittings
- ♦ TV connections in all rooms and wired to a central location
- ♦ GFCH - 3 zone (floor by floor) and immersion control
- ♦ Phone watch monitored alarm with smoke, carbon monoxide and heat detection alarms throughout the house
- ♦ Victorian period style hall door custom made and fabricated in Acoya hardwood
- ♦ Cabinetry custom made by a local joiner to match the original panel detail (built-in cabinetry included in the sale / free-standing cabinetry excluded)



- ♦ Professional landscaping of front and rear gardens and driveway
- ♦ Wired for electricity supply both sides of the front and rear gardens facilitating feature spot-lighting and garden power
- ♦ Wired for security camera at front
- ♦ Electronic motorised vehicular and pedestrian gates with access keypad at gates and from the house, via remote control device and mobile phone
- ♦ Gas, water and foul pipes re-laid to the rear of the house
- ♦ Residence parking available (if required) on Winton Avenue

BER Details

BER Exempt

Viewings by appointment through the Joint Agents

Savills

Savills Central
20 Dawson Street
Dublin 2
Robbie.dillon@savills.ie / Harriet.grant@savills.ie
+353 1 663 4300

DNG

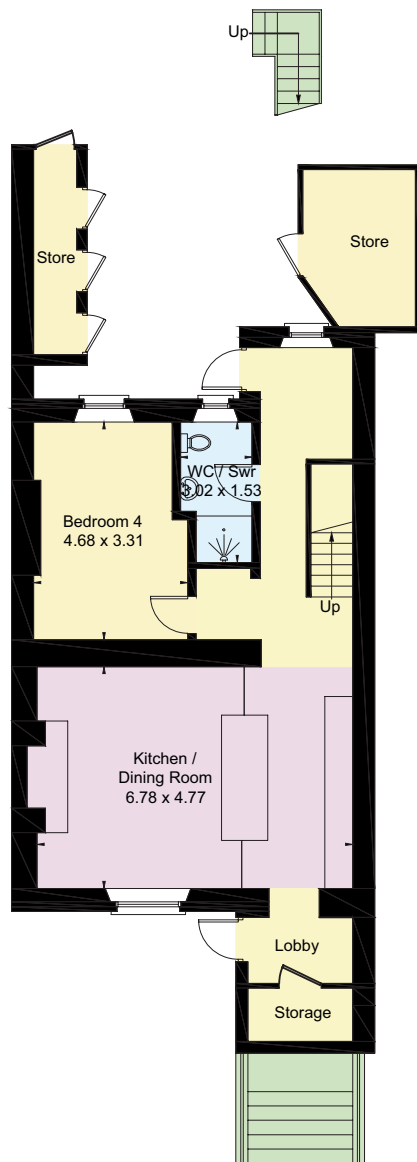
DNG Terenure
98 Terenure Road East
Dublin 6W
Patmullery@dng.ie
+353 1 490 9000



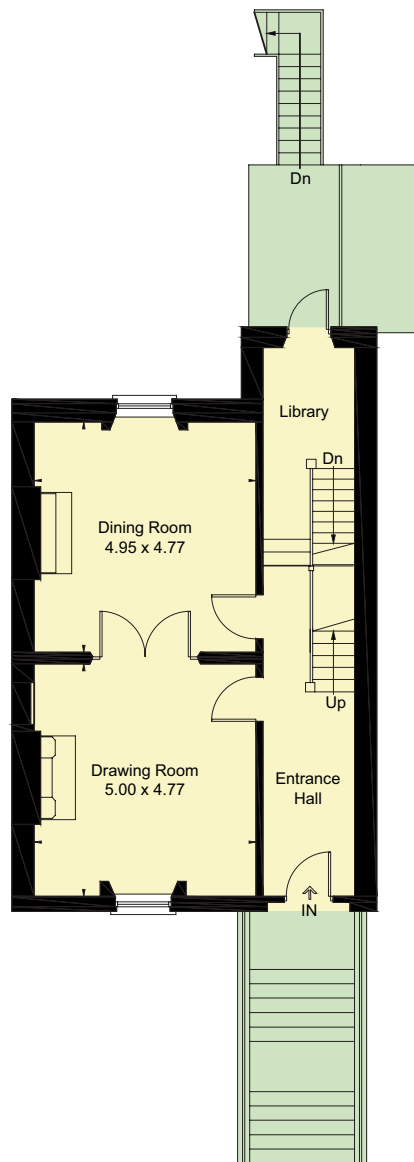


FLOOR PLANS

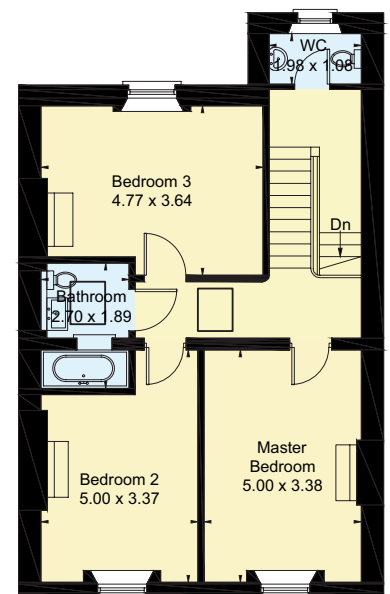
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Garden Level



First Floor Level



Second Floor Level

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Savills Dublin Central
 20 Dawson Street
 Dublin 2
central@savills.ie
 +353 (0)1 663 4300

DNG Terenure
 98 Terenure Road
 East Dublin 6W
patmullery@dng.ie
 +353 (0)1 490 9000

