



27 NEWBRIDGE AVENUE

Sandymount, Dublin 4

BER D1

savills

27 NEWBRIDGE AVENUE
SANDYMOUNT
DUBLIN 4

FOR SALE BY PRIVATE TREATY

Special Features

- ◆ Beautiful 3 bed villa-style family home
 - ◆ Approx. 154 sq m / 1,657 sq ft
- ◆ Beautifully proportioned accommodation
- ◆ Retains extensive period detailing throughout
- ◆ Desirable and highly convenient location

Savills is delighted to present 27 Newbridge Avenue to the market, a beautiful villa-style family home which is set in a highly convenient and much sought-after location. The property is deceptively large offering approx. 154 sq m / 1,657 sq ft over two floors, providing any discerning purchaser ample space for flexible family living.

The property is a terraced home that was built circa 1860 and still retains many of the elegant period features found from the Victorian era. Throughout the property you will find impressively high ceilings allied to original cornicing, sash windows and marble fireplaces which give a light-filled house a strong sense of its time. Off the hall are two large reception rooms that are adjoined by way of large original double doors, creating one large dual aspect room. At the end of the hall is a kitchen / breakfast room that leads on to the raised west facing balcony. Downstairs there are three large double bedrooms (one en suite), family bathroom and access to the rear garden. No. 27 is guaranteed to impress and appeal to those looking for a central home, city centre base or investment property alike in an outstanding location.

The convenience of Newbridge Avenue cannot be overstated being only moments from Sandymount village and Ballsbridge with its myriad of local cafes, eateries, bars, boutiques and shops. The Aviva Stadium and Lansdowne Road DART station are within a few minutes' stroll. The area also plays host to a range of South County Dublin's most prestigious schools including St. Michael's, St. Conleth's, Blackrock College,



Muckross Park and Teresians to name but a few. Other nearby attractions include Sandymount Strand with its scenic walks, the RDS, Merion and Pembroke Cricket Club, Lansdowne Rugby, Elm Park Golf Club and Claremount Tennis Club are also close by. Many of Dublin's principle places of business are within a fifteen minute drive including Merion Square, St. Stephen's Green, Fitzwilliam Square and the IFSC.

Accommodation

First Floor

Entrance Hall

Hall located on the first floor, the entrance hall is spacious with high ceiling, ornate archways and original wood flooring

Reception Room

An elegant room located to the front of the property on the first floor. It features an original marble fireplace, wooden floor, bay window with original shutters and impressively high ceiling

Dining Room

The dining room can be entered from either the entrance hall or through double doors that connect to the main reception room. The dining room mirrors the reception room with all the same original features creating a large dual aspect space full of character

Kitchen

Bright room with a generous number of cabinets providing plenty of storage, featuring an original marble fireplace. A back door leads out to a decking area and then down to the garden

Garden Level

Master Bedroom

Large bedroom located to the front of the property with built-in wardrobes and door into main bathroom

Bedroom 2

Another good size double bedroom with high ceiling and window looking out to the garden

Bedroom 3

Double bedroom located to the rear of the property with en suite shower room, access to the garden

Bathroom

Fully tiled with bath and integrated shower, ceramic sink and WC



Outside

Outside, is a private mature rear garden which like the rest of the property, is larger than what first meets the eye. To the front is a quaint front garden surrounded by wrought iron gates to fall in line with the rest of the terrace

Services

GFCH
Telephone line
Cable television
Alarm
Residence disc parking for up to three cars available

BER Details

BER: D1
BER No: 102444593
Energy Performance Indicator: 256.82 (kWh/m²/yr)

Viewing

Strictly by appointment with Savills.

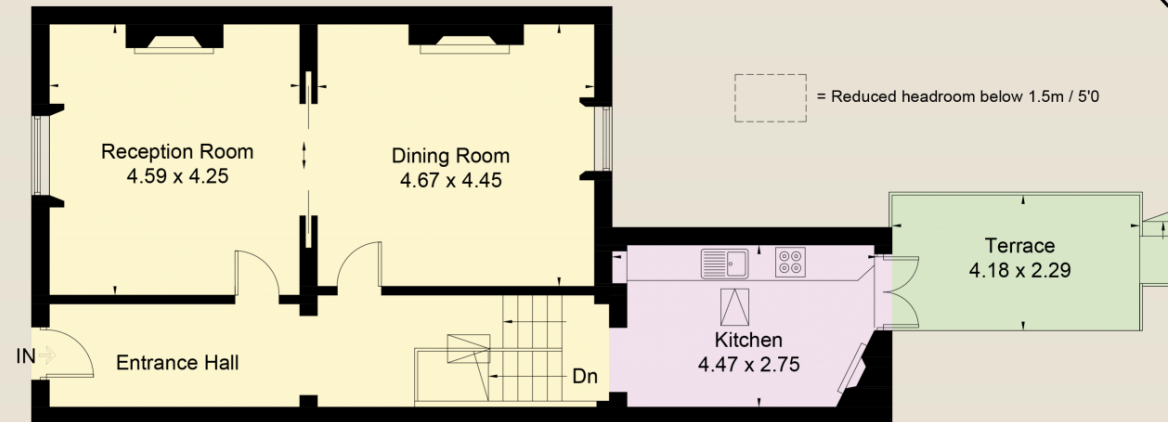


FLOOR PLANS

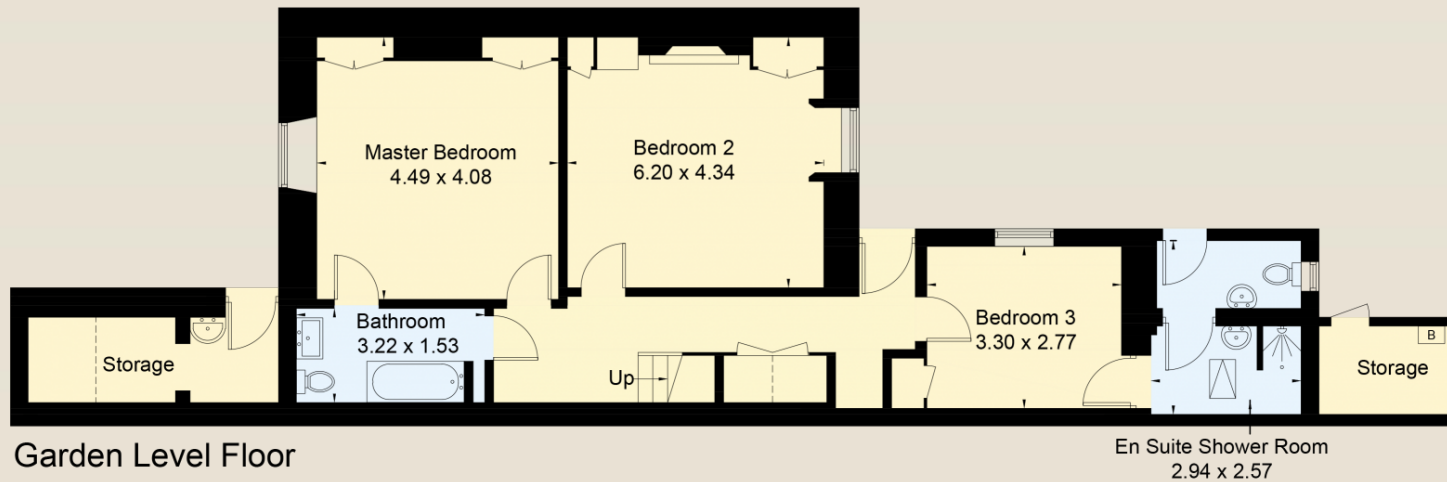
27 Newbridge Avenue, Sandymount, Dublin 4

For identification only. Not to scale.

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First Floor



Garden Level Floor

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