



ST MARTIN, 15 WATERLOO LANE

Ballsbridge, Dublin 4

BER E2

savills

ST MARTIN,
15 WATERLOO LANE, BALLSBRIDGE,
DUBLIN 4

FOR SALE BY PRIVATE TREATY

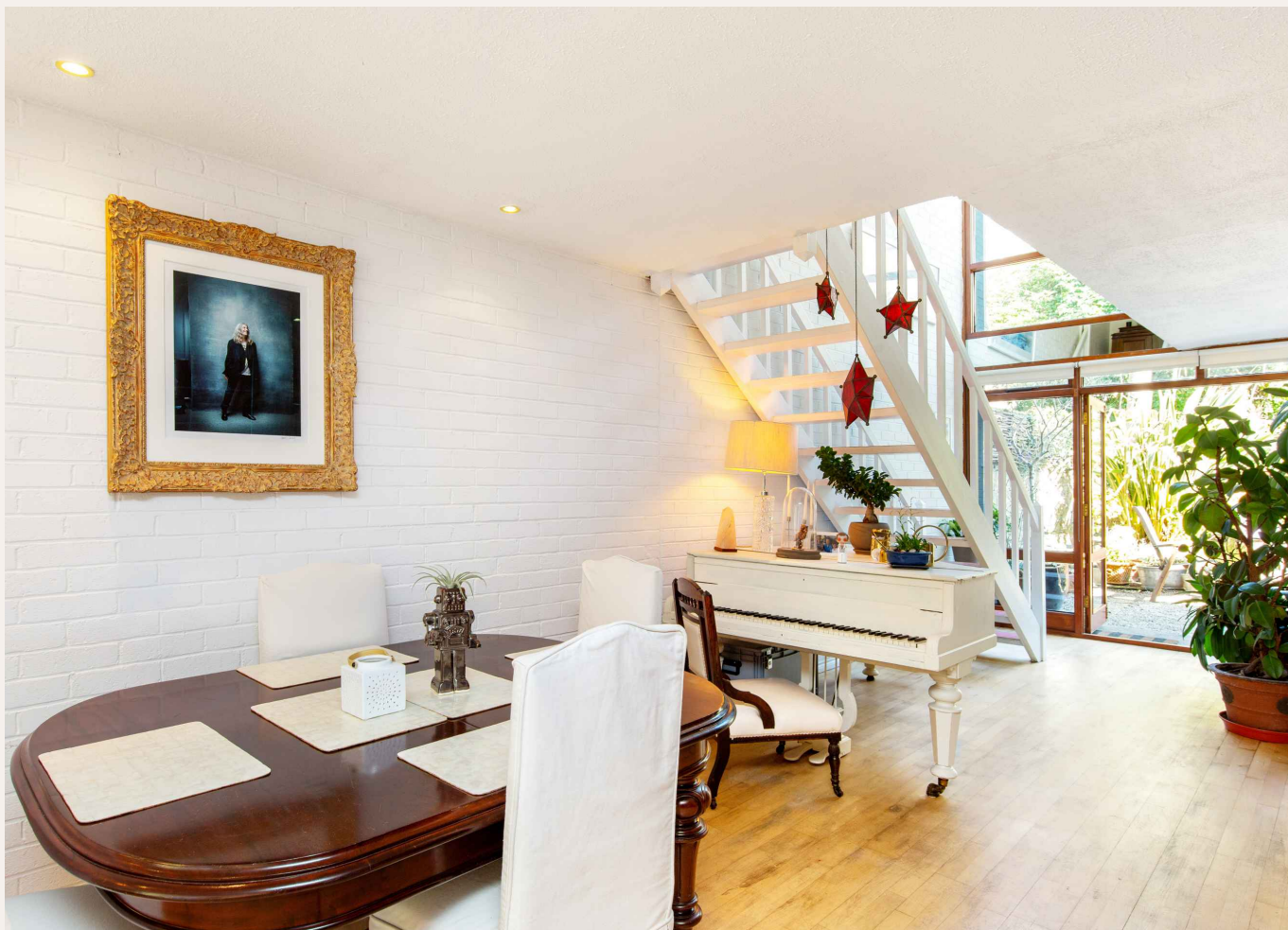
Special Features

- ♦Superb Mews excellently positioned in central Dublin 4
 - ♦Approx. 148 sq m / 1,600 sq ft
- ♦Dual aspect living / dining room, kitchen, guest WC, 3 bedrooms, main bathroom
 - ♦Ample parking for 3 or more cars, unusually long private rear garden
- ♦Prime location: 3 min walk Baggot St ; 10 min walk Ballsbridge; 15 min walk Ranelagh / St. Stephen's Green

St Martin is a very attractive detached mews house, well positioned on this popular lane in the heart of Ballsbridge, moments from Baggot Street and the Grand Canal. Set behind tall electronic gates, this stylish home, offers both privacy and excellent outdoor space.

The mews is clad in American Cedar and is tastefully presented throughout. Internally the bright and spacious accommodation extends to approx. 148 sq mt /1600 sq ft. Double doors lead to a welcoming entrance hall, guest WC with built in storage that could be easily reconfigured into a shower room. Off the entrance hall is the large open plan living / dining room which is flooded with natural light from windows and French doors at either end of the house and features an open fireplace. Adjacent is a recently fitted kitchen with granite worktops, a large breakfast bar, utility cupboard and garden access.

Upstairs there are 3 generous bedrooms. The main bedroom to the front of the house benefits from floor to ceiling windows with shutters offering privacy. This spacious room features an abundance of storage, a wash hand basin and shower. There is a large double bedroom to the rear and a single bedroom to the front, both with built in wardrobes as well as a family bathroom.



Further accommodation includes a hot press and drop down ladder providing access to sizeable attic space. Outside the front courtyard is enclosed by stone walls and high timber gates with ample parking for up to 3 cars. Previously St. Martin was the residence of the Bulgarian Embassy and the guard house remains. This is a brick built room with windows and while currently used as a store, has the potential to be a small home office, gym or workshop. To the rear of the property is a surprisingly long south east facing gravelled garden (approx. 36 ft) with mature planting creating a bohemian style oasis. The patio seating area is a lovely evening suntrap.

Given the size of the outdoor space, there is also excellent potential to extend or remodel should one wish to. This superb residence makes an ideal home for anyone looking for an oasis in the heart of Dublin 4.

Location

St Martin is situated in a prime location on Waterloo Lane, hidden away between the highly desirable Georgian roads of Waterloo and Burlington, a stone's throw from Baggot Street, Ballsbridge and within a 15 minute walk from both Grafton Street and Ranelagh. Ballsbridge is home to many of Dublin's top hotels and restaurants including the Dylan Hotel, Roly's, The Herbert Park Hotel, The InterContinental Hotel, L'Ecrivain amongst a choice of options.

There is also a wide variety of recreational facilities in the locality such as Herbert Park, The Aviva Stadium and the RDS showgrounds. There is an excellent selection of primary and secondary schools to choose from nearby as well as UCD and Trinity College. Merrion Square, Sandymount Village, St. Stephen's Green, Grand Canal Dock (Dublin's IT & Legal Hub) and Fitzwilliam Square are also just a short pleasant ramble away. It is also ideally placed to take advantage of excellent transport links such as nearby Port Tunnel, Lansdowne Road DART station, Luas at Charlemont and Aircoach.

Accommodation

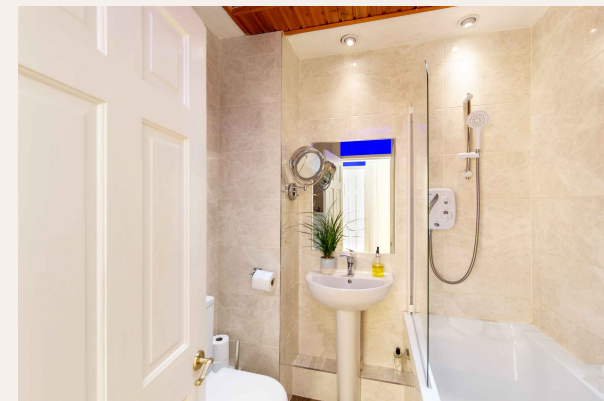
Ground Floor

Entrance Hall:

Entered via double doors, hard wood timber floor

Guest WC:

WC, WHB, large storage cupboard with sliding doors and ample room to create a shower room, if desired.



Living room / dining room

Dual aspect room, flooded with light through floor to ceiling windows and patio door in the living section and double glass doors into the rear garden. Hard wood timber floor, open fireplace, large storage press, staircase.

Kitchen:

Wall and floor units, granite counter top, tiled floor, large breakfast bar, belfast sink, Neff double oven and 4 ring induction hob, plumbed for washing machine and dishwasher, overlooking rear garden and with direct garden access. Store room off, currently housing tumble dryer and household necessities.

First Floor

Bedroom 1

To the front of the house, this is a large and versatile room. Currently there is a wash hand basin and a shower, housed in the deep storage space which has sliding doors. Furthermore there is a second wall of fitted wardrobes. There is the opportunity to easily create a separate en suite bathroom, or a Jack and Jill bathroom adjoining bedroom 2. This would not impact on the bedroom section.

Bedroom 2

Double bedroom situated to the rear of the house and benefits from 2 floor to ceiling windows, wood floor and built in wardrobes.

Bedroom 3

Built in wardrobes.

Family bathroom

Tiled walls and floor, bath with shower, WC, WHB, sky light.

Landing

With Stira Stairs to large attic space, which is floored and offers excellent storage and the potential to convert. Hot press and store cupboards.

Services

Alarm, CCTV, electronic vehicular gates with intercom, pedestrian gate with intercom, GFCH, mains water and sewage, secure parking, outdoor taps, outdoor lighting and electric points.

BER Details

BER: E2

BER No: 101948016

Energy Performance Indicator: 371.67 kWh/m²/yr

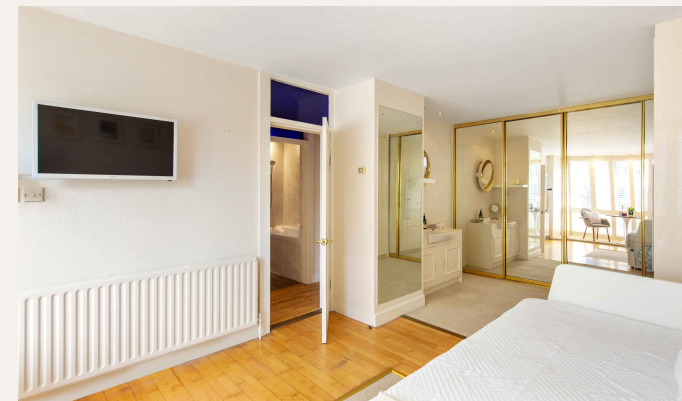
Title: Freehold

Fixtures and Fittings

Garden statuary and all other removable fittings including light fittings are expressly excluded

Viewings

Strictly by appointment through the agents



FLOOR PLANS



SAVILLS CENTRAL

33 Molesworth Street, Dublin 2
central@savills.ie
01 663 4300
PSRA 002223

savills.ie

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

DATESTAMP

Produced in Fprintz by fourwalls-group.com

