25 WELLINGTON ROAD
Ballsbridge, Dublin 4

BER Exempt
NO. 25 WELLINGTON ROAD IS A CLASSIC AND BEAUTIFULLY REFURBISHED TWO STOREY OVER GARDEN LEVEL VICTORIAN HOME OF IMMENSE CHARM AND CHARACTER. THIS FINE PERIOD HOME ENJOYS ELEGANT WELL-PROPORTIONED RECEPTION ROOMS WITH STUNNINGLY UPGRADED INTERIORS, FOUR / FIVE BEDROOMS, AND A VERY FINE OPEN PLAN KITCHEN/DINING ROOM AT GARDEN LEVEL. AN ADDITIONAL FEATURE OF THIS GRACEFUL RESIDENCE IS ITS OFF-STREET PARKING AND BEAUTIFULLY LANDSCAPED FRONT AND REAR GARDENS.

320.5 sq m / 3,450 sq ft (approx.)
*For Sale by Private Treaty*
*BER Exempt*
No. 25 is a wonderfully welcoming home, perfect for entertaining with elegant interconnecting reception rooms at hall level and rich period details including high-ceilings, fine open fireplaces, intricate grape and vine cornicing, centre rose and large sash windows. At garden level, there is a warm and inviting spacious bespoke fitted kitchen, cozy family room, double bedroom with adjoining ensuite, guest wc and utility room.

Upstairs, the main bedroom with luxurious ensuite is a most elegant room with large sash windows overlooking the landscaped front garden. Two further bedrooms, one with ensuite and a beautiful family bathroom complete the picture.

Wellington Road is undoubtedly one of Dublin’s most sought after and convenient residential roads within walking distance of St. Stephen’s Green and many of Dublin’s principal places of business including Silicon Dock at Grand Canal Dock. Herbert Park is within a short walk and provides superb recreational amenities including tennis, bowling and walks around its 34 acres. Excellent local shopping and restaurants at both Ballsbridge and Donnybrook are all within a short stroll as are some of Dublin’s finest schools such as St. Conleths, Gonzaga College, St Michael’s College, Sandford Park School, Muckross Park and The Teresian’s School. The R.D.S, Leinster Rugby Headquarters and the AVIVA Stadium are all within a short stroll and the property also benefits from being within 15 - 20 minutes’ drive of the airport via the Port Tunnel.

This is a wonderful, warm and inviting family home of immense charm and character with every conceivable amenity

**ACCOMMODATION**

**Entrance Hall:** wide hall door with fanlight overhead, with ornate cornicing and coving detail, centre rose, detailed arch and tiled floor.

**Drawing Room:** with high ceiling, intricate grape and vine cornicing, centre rose, marble fireplace with black slate hearth, sash window with working shutters. Double doors to:

**Dining Room:** with high ceiling, intricate grape and vine cornicing, centre rose, marble fireplace with black slate hearth, sash window with working shutters.

**Study / Bedroom 5:** spacious room on the return currently in use as a study, overlooking rear garden, fitted book shelves, vertical radiator and timber alcove seating area.

**First Floor**

**Landing:** spacious landing with an attractive skylight

**Main Bedroom:** stunning double room spanning the width of the property with sash windows, wainscot paneling concealing extensive wardrobe space, ceiling cornicing and recessed lighting.

**Ensuite Shower Room:** classic ensuite shower room, tiled floor, heated towel rail, ‘his and hers’ pedestal wash hand basins, wc, tiled shower enclosure with shower attachment.
**Bedroom 2:** spacious double bedroom with ceiling cornicing, sash window, built in wardrobes and recessed lighting.

**Shower Room:** with wc, wash hand basin, shower cubicle, tiled floor and heated towel rail.

**Bedroom 3:** bright double bedroom overlooking the rear garden with fitted wardrobes, vertical radiator and recessed lighting.

**First Floor Return**

**Bathroom:** Beautifully appointed bathroom with Victorian claw foot bath, Villeroy and Boch wash hand basin, tongue and groove wall paneling, wc, heated towel rail, sash window, recessed lighting and wall mounted mirror.

**Garden Level**

**Hall:** terrazzo floor, ceiling cornicing, recessed lighting, under stairs storage and storage closet.

**Family Room:** terrazzo floor, sash window, feature period fireplace, recessed lighting, ceiling coving, sash window and double doors to rear garden.

**Kitchen/Breakfast Room:** contemporary kitchen flooded with light, terrazzo floor, on trend neutral toned floor and eye level units, Liebherr American style fridge / freezer, Miele double oven and four ring gas hob, Aga. Centre island with storage and Koher sink.

**Utility Room:** on trend grey floor and eye level units, Villeroy & Boch sink and drainer.

**Bedroom 4:** double bedroom with terrazzo flooring, ceiling cornicing, sash window with working shutters, cast iron fireplace with painted timber mantel and recessed lighting.

**Ensuite:** tiled floor and part tiled wall, pedestal wash hand basin, wc, shower enclosure, alcove shelving, heated towel rail and ceiling coving.

**Guest WC:** tiled floor, wc, wash hand basin, towel rail, vanity mirror, ceiling cornicing and recessed lighting.

**GARDEN**

The gardens both front and rear are a real feature; the rear garden is landscaped with great privacy and is ideal for al fresco dining. Mainly laid out in paved granite and gravel with raised brick planting beds, colourful shrubs and plants.

The 101ft front garden is beautifully landscaped with planting beds and hedging, set behind wrought iron railings with electronic vehicular and pedestrian gate and enjoys valuable off-street car parking.

**SERVICES**

Gas fired central heating

T.V and telephone points

Alarm
A full copy of our general brochure conditions can be viewed on our website at http://www.sherryfitz.ie/terms, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA No. 002183.