



4 Raglan Road, Ballsbridge, Dublin 4 D04 X2K2



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No. 4 Raglan Road is an exceptionally fine semi-detached Victorian residence, located on one of Dublin's most prestigious and sought-after roads, within easy walk of Dublin City Centre, Ballsbridge, and Donnybrook. Nestled behind electronic entrance gates, there is a sweeping gravelled driveway with parking for up to 5 cars, and a flight of granite steps that lead up to No. 4's well-proportioned and versatile accommodation of c. 261 sq. m., briefly comprising 4 Reception Rooms and 4 Bedrooms, laid out over three floors.

No. 4 is entered through a reception hall which in turn leads to two magnificent interconnecting reception rooms, a study/bedroom, and a guest cloakroom. There is an immediate sense of space and light with high ceilings, period fenestration, and the grand proportions of the Victoria era exuding a warm and welcoming atmosphere which is felt throughout the house. At garden level, extensive use of polished timber floors with underfloor heating accentuates the bright living space. The handcrafted solid wood Shaker style kitchen has Carrera marble countertops and a feature centre island. Part glazed folding double doors lead to a family room with solid fuel stove set in the original granite hearth. There is a guest w.c., fully fitted utility room, and access to both the side courtyard and to the front of the property below the entrance steps. In addition, there is a wonderful bedroom/study with French doors leading to a east facing rear patio and garden. At first floor the principal bedroom has a dressing area and large ensuite marble tiled bathroom, and there are two additional bedrooms and a shower room.

The property underwent a complete renovation c.10 years ago and was sympathetically refurbished to a high specification with a keen eye for detail. No. 4 retains many fine original ornate period features such as coving, ceiling roses, and fireplaces, all of which fit seamlessly with contemporary design and all the conveniences of modern living, resulting in a beautifully presented period property of immense charm and character, perfectly configured to accommodate modern family life.

Outside there is a large courtyard to the side and a very private landscaped rear garden laid out in lawn, with a gazebo, and a wonderful, east facing, Indian sandstone patio area with granite capping stones, ideal for 'Al Fresco' dining where the truly tranquil nature of this leafy neighbourhood can be fully appreciated.

No. 4 enjoys an enviable location, tucked away from the hustle and bustle on this mature, tree-lined street, while still enjoying every conceivable amenity within close proximity. Baggot Street and Ballsbridge with their excellent selection of boutiques, shops, eateries, and bars are just a stroll away. A host of recreational facilities and all the amenities the City has to offer are within easy access, such as St. Stephen's Green, Grafton Street, Fitzwilliam Lawn Tennis Club, The Aviva Stadium, RDS and Herbert Park all close at hand.

The area is well served by public transport and there are a host of excellent Primary & Post Primary Schools and Universities within easy reach.







## ACCOMMODATION

### FIRST FLOOR:

Entrance Hall: c.2.122m x c.3.966m (\*AWP)

Guest W.C.: c.1.646m x c.1.243m (\*AWP)

Front Drawing Room: c.6.272m x c.4.515m (\*AWP)

Carpeted, feature fireplace

Rear Drawing Room: c.4.793m x c.4.163m (\*AWP)

Carpeted, feature fireplace

Bedroom 4: c.4.359m x c.2.299m (\*AWP)

### GROUND FLOOR:

Family Room: c.4.198m x c.6.083m (\*AWP)

Hardwood floors, solid fuel stove set in the original granite hearth

Kitchen: c.4.523m x c.3.934m (\*AWP)

Handcrafted, solid wood Shaker style kitchen with Carrera marble countertops and a feature centre island, integrated appliances, hardwood floors. Part glazed folding double doors lead to...

Dining Room: c.4.418m x c.3.947m (\*AWP)

with skylight, and french doors leading to rear garden and patio

Utility Room: c.3.091m x c.1.981m (\*AWP)

with access to rear garden

W.C.: c.1.866m x c.1.026m (\*AWP)

### SECOND FLOOR:

Master Bedroom: c.4.286m x c.4.859m (\*AWP)

Carpeted, fitted wardrobes, feature fireplace, dressing area and full ensuite marble tiled bathroom

Ensuite: c.4.515m x c.3.256m (\*AWP)

with free standing bath, shower, and double sink

Bedroom 2: c.2.850m x c.4.507m (\*AWP)

Carpeted, feature fireplace

Bedroom 3: c.2.133m x c.3.669m (\*AWP)

Carpeted, feature fireplace

Bathroom: c.1.539m x c.2.150m (\*AWP)

Fully tiled



#### **OUTSIDE:**

To the front is a railed & electronic gated gravelled drive, with off street parking for up to 5 cars. To the rear is a east facing garden approx. 60 ft long, framed by mature trees and hedging, with a gazebo, and an Indian sandstone patio area with granite capping stones.

#### **FEATURES:**

Exceptional 2-storey over garden, semi-detached Victorian residence measuring approx. 261 sq. m.

4 beds, 4 receptions, 4 baths

Renovated in 2010

Many original ornate period features including cornicing, ceiling roses, and fireplaces  
Handcrafted solid wood Shaker style kitchen with Carrera marble countertops and a feature centre island

Utility Room

60-foot rear garden with Indian sandstone patio area and gazebo

OSP for up to 5 cars on a gravelled and gated front driveway

Sought after, prestigious location within easy access of the city, many fine schools and colleges, and every conceivable amenity







## Viewing:

By appointment only with sole agents

Finnegan Menton.

Contact Eugene Brennan on 01 6147900



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