

BER E2



28 Raglan Lane
Ballsbridge, Dublin 4

Lisney | Sotheby's
INTERNATIONAL REALTY



28 Raglan Lane, Ballsbridge, Dublin 4

Features

- Superbly convenient location in one of Dublin 4's most sought-after mews lanes.
- Private westerly facing rear garden (approx. 9m. / 29ft.).
- Well, laid out re decorated accommodation.
- Study / fourth bedroom.
- SieMatic kitchen
- Extensive use of feature chevron timber flooring.
- Secure off street carparking for 2 / 3 cars.
- Gas fired central heating.
- Floor area 137sqm (1,474 sq.ft.)

A most appealing brick fronted three-bedroom mews benefiting from generous well laid out accommodation, westerly facing rear garden, secure off street carparking, and a highly convenient location on one of Ballsbridge's most sought-after mews lanes.

No. 28 is securely set behind timber vehicular gates with separate pedestrian access. The redecorated accommodation extends to approximately 137sqm. (1,474sq.ft.) with extensive use of feature chevron timber flooring, briefly comprises: kitchen/breakfast room, sitting room, sunroom, study (fourth bedroom), and guest wc. Upstairs there are three bedrooms (master ensuite), and bathroom. An attractive selling feature of this fine mews is the private westerly facing rear garden (approx. 9 m. / 29 feet.).

As previously mentioned, Raglan Lane is one of Dublin 4's most favoured mews lanes and it runs through the rear of the period houses on Raglan Road from the junction with Clyde Road to Elgin Road. Numerous facilities are close at hand including shops and restaurants on Baggot Street and all the amenities of Ballsbridge and Donnybrook Villages including 32 acres of Herbert Park, The Aviva Stadium, Lansdowne Road, The RDS, and the DART station at Lansdowne Road. Dublin City Centre including St Stephen's Green, and all the amenities it has to offer, are within walking distance.



Accommodation

Porched Entrance: 3.00m x 1.65m (9'10" x 5'5") with tiled floor.

Reception Hall: with storage cupboard and open arch into

Kitchen/Dining Room: 3.35m x 4.70m (11' x 15'5") SieMatic fitted kitchen comprising range of presses, cupboards, drawers, worktop, four ring electric Miele hob with extractor hood over, one and a half bowl sink unit, marble splash back, integrated double Neff ovens, integrated Electrolux dishwasher, display cabinets, shelving, fridge freezer, tiled floor.

Rear Hall

Guest WC: comprising wall hung wc, vanity wash hand basin, tiled floor, and fully tiled walls.

Sitting Room: 3.40m x 4.80m (11'2" x 15'9") fireplace with coal effect gas fire, step down to

Conservatory: 4.00m x 1.60m (13'1" x 5'3") with door to rear garden.

Study (Bedroom 4): 2.70m x 3.60m (8'10" x 11'10")

Landing: with feature exposed brick wall beside the oak tread staircase

Bedroom 1: 3.45m x 3.80m (11'4" x 12'6")

Bedroom 2: 3.50m x 4.20m (11'6" x 13'9") with built in sliding wardrobes, door into

Ensuite: with Villeroy & Boch sanitary ware comprising vanity wash hand basin, wall hung wc. Shower with high pressure jets, tiled floor, towel radiator.

Bedroom 3: 2.65m x 3.60m (8'8" x 11'10") with built in presses and wardrobe, chevron floor.

Bathroom: with Villeroy & Boch sanitary ware comprising bath with shower over, wall hung wc, bidet, vanity wash hand basin, tiled floor, fully tiled walls.

Outside: The front garden is accessed via a set behind vehicular timber gates with separate pedestrian access, it is well walled and extends to approx. 6.70m x 8.20m and provides parking for circa two / three cars.

The westerly facing rear garden (approx. 9m. / 29ft.) is well walled, boarded by raised flowerbeds with mature shrubs, bushes, and plants, patio area, and raised composite deck.

BER Information

BER: E2. BER No: 111488417

EPI: 358.67 kWh/m²/yr.

Eircode

D04 WY12





OFFICES

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road,
Dalkey, Co. Dublin,
A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42.
T: 01 638 2700

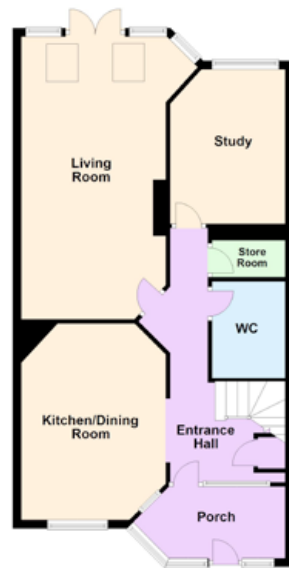
55 South Mall,
Cork, T12 RR44.
T: 021 427 8500



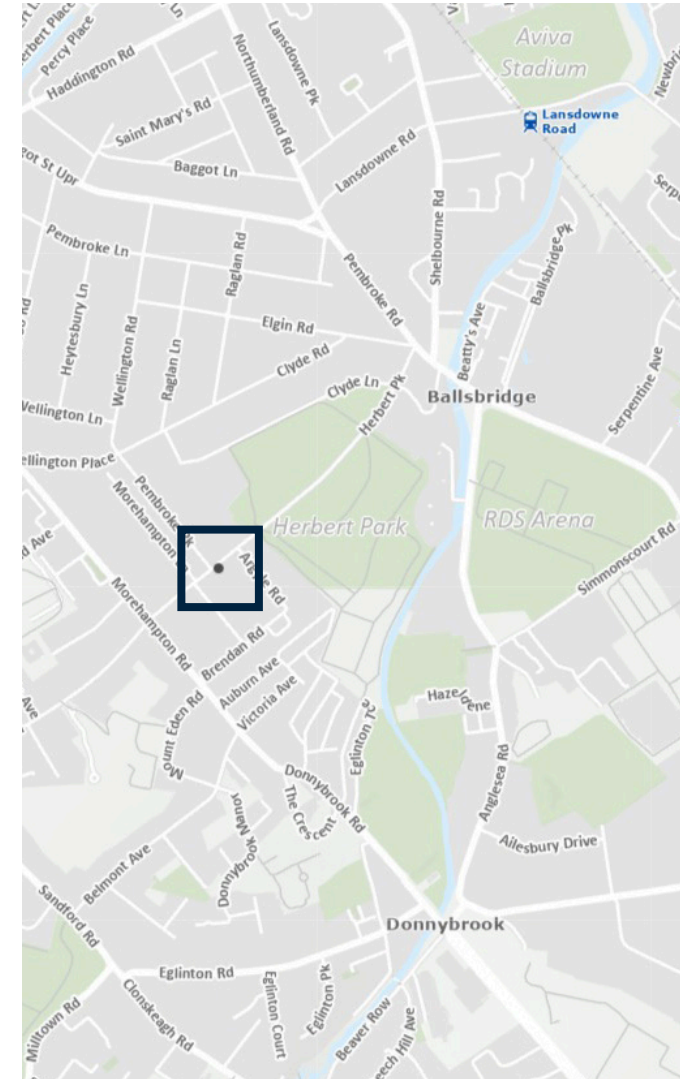
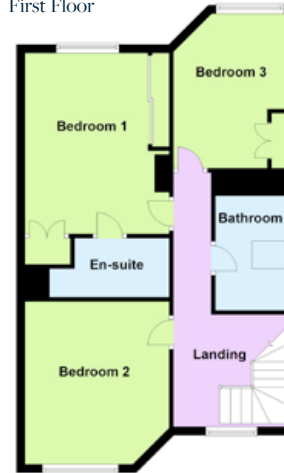
lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

First Floor



First Floor



Copyright © Talita Eriksen - Surveying
Licence No. CTAL5043359.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.

