

BER EXEMPT



38 Upper Leeson Street  
Dublin 4

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INTERNATIONAL REALTY

## 38 Upper Leeson Street, Dublin 4

38 Upper Leeson Street is a most attractive red brick Victorian home enjoying a prominent position on this popular road in Dublin 4. Located a mere stroll from St Stephens Green and Donnybrook Village, the property benefits from bright well-proportioned accommodation, off street parking for two cars, an own door apartment at basement level and a fantastic southwest facing garden with garage, providing great additional storage space and rear access to Sibthorpe Lane.

The generous accommodation extends to approximately 236 sq. m. (2,540 sq. ft.) spanning over three levels. The hall level and first floor accommodation includes two very fine, bright interconnecting reception rooms with feature fireplaces, a kitchen/dining room with access to the rear garden, guest w.c., four generous bedrooms and a family bathroom. The large garden level apartment is accessed via a separate front door and comprises a spacious living room, well-proportioned kitchen/dining room, a double bedroom with en-suite and separate w.c. The apartment also benefits from access to the sunny rear garden. The separate apartment gives the discerning purchaser the flexibility to keep as separate accommodation or incorporate into the main house to create a wonderfully large family home. As mentioned previously, the garden benefitting from southerly sunshine and a garage with rear access is a particular feature of this fine home.

The property is ideally located on Upper Leeson Street with a host of amenities within a short walk to include St Stephens Green, Grafton Street and Dublin's main business district. Also within short walk are the villages of Ballsbridge, Donnybrook and Ranelagh offering a wide selection of specialist shops and eateries. Fitzwilliam Lawn Tennis Club and Herbert Park are also close at hand.

### Features

- Wonderful period residence located on Leeson Street in Dublin 4.
- Superb interconnecting reception room
- Many period features intact
- Own door one bedroom unit at garden level.
- Attractive south facing garden
- Garage to rear offering superb potential and rear access
- Location of unparalleled convenience minutes from St. Stephens Green
- Gas fired central heating
- Security alarm system
- BER Exempt







## Accommodation

**Reception Hall:** 1.8m x 10.1m bright welcoming entrance hallway with ceiling coving, centre rose, picture rail, understairs storage, door leading to:

**Drawing Room:** 4.0m x 4.5m magnificent ceiling height, centre rose, ceiling coving, sliding sash picture window overlooking front, magnificent marble fireplace with slate hearth, tiled inset and open fire, very fine folding doors leading to the:

**Dining Room:** 3.92m x 4.90m ceiling coving, centre rose, very fine marble fireplace with cast iron and tiled inset, slate hearth and open fire, picture window overlooking rear.

**Kitchen/Breakfast Room:** 3.75m x 4.65m with tiled floor, wall and floor presses, ceramic hob, oven, extractor fan, tiled splashback, one and a half bowl sink unit, cast iron fireplace.

### First Floor Return

**Bedroom 1:** 3.0m x 2.1m with floor to ceiling built in fitted wardrobes and window overlooking rear.

**Bedroom 2:** 3.9m x 4.9m double bedroom with an excellent

range of built in fitted wardrobes, cabinet, wash hand basin, and window overlooking rear.

**Bedroom 3:** 3.5m x 4.5m ceiling coving, excellent range of built in fitted wardrobes, window overlooking front.

**Bedroom 4:** 3.3m x 2.5m built in fitted wardrobes and window overlooking front.

**Bathroom:** comprising bidet, wc, pedestal wash hand basin, large bath with shower over, tiled walls.

**Garden Level:** Own Door Unit

**Hallway:** 1.85m x 2.2m with tiled floor, boiler and security alarm panel.

**Sitting Room:** 6.0m x 4.4m generous room with window to front, fireplace and oak floor.

**Rear Hallway:** with oak floor, hanging cupboard, hot press, and door out to the rear.

**Kitchen:** 3.0m x 4.1m fitted with a range of overhead press and drawer units, double drainer stainless steel sink unit, dishwasher,

oven with four ring hob and extractor over, freestanding fridge freezer, tiled splashback, steps leading down to the rear garden.

**Cloakroom:** with wc, wash hand basin, tiled floor.

**Bedroom:** 3.05m x 4.20m double bedroom overlooking the rear.

**Ensuite Shower Room:** with shower, pedestal wash hand basin, wc.

**WC:** comprising wash hand basin and wc.

**Rear Garden:** A superb private, south facing garden with excellent privacy and a large garage with access to the rear. The garage provides excellent storage or further potential. Garage 5.8m x 5.7m

## BER Information

BER: Exempt

## Eircode

D04 X5P6





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FLOOR PLANS Not to scale - for identification purpose only.

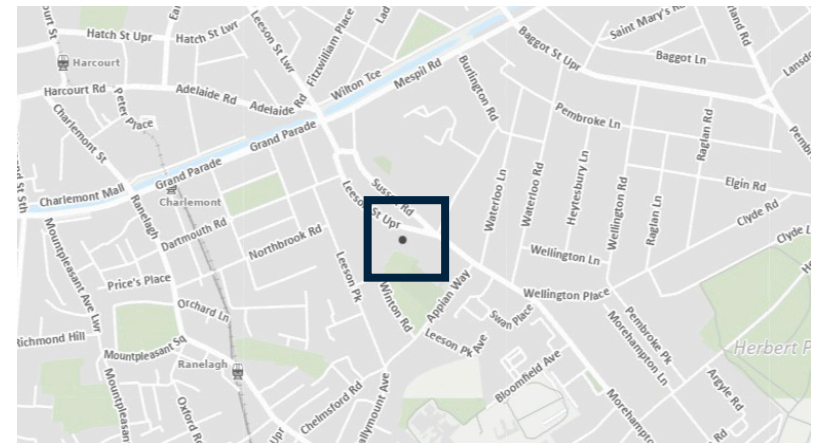
Garden Floor



Ground Floor



First Floor



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