

BER EXEMPT



23 Leeson Park Avenue
Ranelagh, Dublin 6

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23 Leeson Park Avenue, Ranelagh, Dublin 6

23 Leeson Park Avenue is a truly stunning villa style period home located on a corner position on this much sought after residential road in Ranelagh. The property has been modernised and extended to exacting standards and offers superb family accommodation. On arrival at the property, one can't help but be instantly impressed by the beautifully maintained red brick façade and attractive door which in turn leads through to a home representing the epitome of modern family living. The well-proportioned and versatile accommodation is laid out over two levels and extends to approximately 192sq.m (2,066sq.ft) to include a spacious welcoming hallway which is flooded with natural light and has attractive cornicing and centre roses. Double doors lead through to a very fine sitting room to the front of the property boasting a large picture bay window and attractive fireplace with open fire. At hall level there is a home office overlooking the rear, a very well-appointed modern guest shower room and two very generous double bedrooms.

A staircase from the hall, with a large feature skylight, leads down to a spacious garden level. This extended space includes a boot area off the hallway providing generous storage space and double doors to an inner courtyard creating an excellent sense of space and light. To the rear there is a modern open plan kitchen / living / dining room with beautifully fitted kitchen to include excellent storage, breakfast bar, pantry and feature island. This is a wonderful open plan family space with a feature skylight and dining area overlooking the garden and good living space. The Schüco bi-fold doors fold completely back to open the room out to the attractive garden. Off the kitchen there is an excellent utility room with storage and sink unit.

There are two double bedrooms at garden level, and the main bedroom suite benefits from a walk-in wardrobe and a large ensuite shower room as well as a sun-drenched terrace accessed via double doors. The accommodation at hall level is completed by a family bathroom with separate bath and shower.

To the rear of this home is an attractive and easily maintained private garden bordered by a red brick and granite topped wall. The garden is well planted with a variety of plants and shrubs and offers an exceptional degree of privacy. There is lighting, an EV charger and electric points in the garden and a door from the side gives the occupants easy access to the property when parked on the road.

23 Leeson Park Avenue occupies an enviable end-of-terrace, corner position, it offers an excellent sense of space and overlooks the green area directly in front. The work that has been carried out on the property has been completed to the highest of standards and everything down to appliances and fixtures and fittings are of the finest quality. It is rare to find a family home in this exceptional location that offers this level of finish and accommodation.

A location second to none, Leeson Park Avenue literally has every conceivable amenity on the doorstep. It is a highly regarded, quiet residential cul de sac located off Appian Way, a short stroll from Ranelagh Village which has an excellent range of specialist shops, boutiques and renowned restaurants. Leeson Park Avenue is within walking distance of St. Stephen's Green and the city centre. The Luas at Ranelagh and Charlemont are within a short walk providing ease of access to the city centre and south to Dundrum Town Centre and beyond. There is a wide selection of both primary and secondary schools within walking distance and Trinity College and UCD are an effortless commute.





Features

- Meticulously refurbished and extended villa style period home
- Well proportioned, versatile family accommodation extending to approx. 192sq.m (2,066sq. ft)
- Envious end-of-terrace corner position on this much sought after road
- Superb natural light throughout
- Highest quality fixtures and fittings used throughout
- Wired for Security Alarm System
- Gas fired central heating.
- Bespoke cabinetry creating excellent storage throughout the home
- Refurbished and extended in 2022
- CAT 9 wiring
- Access to the house from the garden level and main hallway
- Repointed attractive red brick façade
- Schüco bifold doors from the kitchen to the garden
- Attractive cornice work
- Herringbone hardwood floors
- Beautifully appointed bathrooms
- Ample on street residents parking
- EV Charging
- Private easily maintained rear garden
- Location second to none, minutes from Ranelagh Village



Accommodation

Hallway: 8.4m x 1.4m (27'7" x 4'7") A very fine hallway benefitting from exceptional natural light, ceiling coving and centre rose, attractive herringbone floor, feature panelling throughout and appealing colour palette. Excellent range of bespoke fitted units providing excellent storage and housing the gas boiler and hot press. There are feature Arroll traditional cast iron radiators. Double doors lead through to the sitting room.

Guest Shower Room: Located off the hallway is this beautifully appointed shower room with pedestal wash hand basin, integrated taps and lighting, fully tiled floor and walls, large shower unit with feature brass fittings, towel rail.

Sitting Room: 4.8m x 4m (15'9" x 13'1") Entered through attractive glass panelled doors this well-proportioned reception room has a feature bay window with lovely non obstructed views to the front. This room also features an Arroll traditional cast iron radiator. There is an attractive cast iron open fireplace with tiled inset and open fire. There is also piping for a gas fire.

Home Office: 2.3m x 4.1m (7'7" x 13'5") Spacious office space with timber floor, window overlooking the rear and easily accessible large storage space.

Bedroom: 2.5m x 3.5m (8'2" x 11'6") Bright double bedroom

Bedroom: 2.9m x 3.8m (9'6" x 12'6") Overlooking the rear of the property this is an attractive double bedroom.

Garden Level: Attractive herringbone floor and underfloor heating

Boot Area: Excellent storage and hanging space

Family Bathroom: Well-appointed room with separate bath, large shower with power shower Rainmaker, wc., modern

pedestal wash hand basin with storage. Window to the side.

Main Bedroom Suite: 3.8m x 4m (12'6" x 13'1") A superb double bedroom with doors out to sun-drenched terrace. There is a walk in wardrobe with storage which in turn leads through to a modern en-suite shower room.

Bedroom: 2.8m x 3.9m (9'2" x 12'10") Double bedroom overlooking the internal courtyard.

Walk in Wardrobe: 2.1m x 2.9m (6'11" x 9'6") Range of storage and window to side

Ensuite Shower Room: Spacious en-suite with large shower unit and Rainmaker shower, built in shelf unit, wc, whb.

Open plan Kitchen/Dining/ Living Room: 6m x 6.9m (19'8" x 22'8") Excellent open plan room with magnificent modern kitchen with Neff integrated appliances, breakfast bar with concertina doors, large corner pantry cupboard, feature island, Silestone worktops throughout, Quooker tap, excellent range of floor and eye level units, American fridge freezer and Franke double ceramic sink. Schüco bi-fold doors lead out to rear garden and fold back completely bringing the garden into the house on a nice day. This room also incorporates a substantial dining area and a family living space. It is a wonderful modern living space.

Utility Room: Tiled floors, range of built in units, plumbed for washing machine and dryer, Silestone countertop, Franke sink.

Outside: To the rear of this home is an exceptionally private garden. Bordered by brick with granite top walls and with a lovely selection of plants and shrubs the garden offers a lovely space from which to enjoy al fresco dining. With an attractive paved patio and artificial grass, the garden is easily maintained. There are electric points, lighting and an EV charger along

with important side access. As mentioned previously with the benefit of Schüco bifold doors the garden can easily become an extension of the house. The terrace off the main bedroom is a sun trap and a perfect place to enjoy a morning coffee. It offers excellent sunshine and a good degree of privacy.

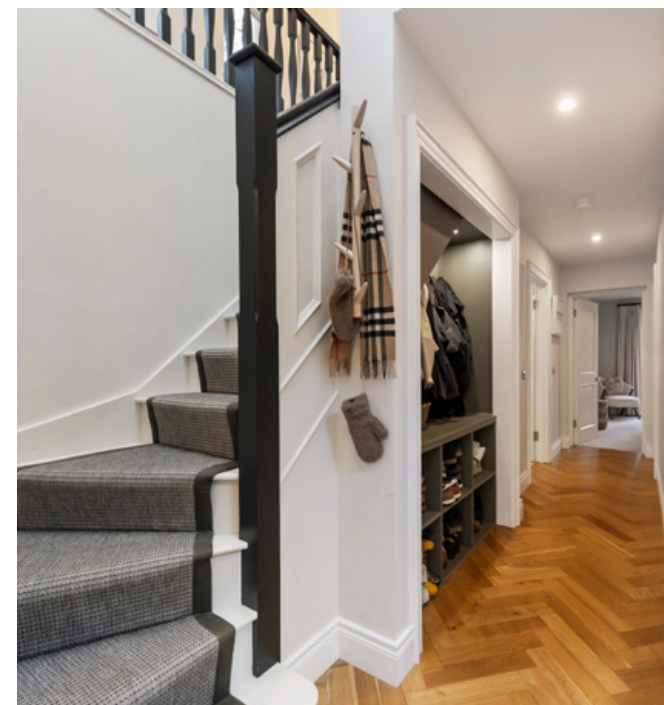
Parking is on street and given the advantageous position of the house, it is plentiful.

BER Information

BER: EXEMPT

Eircode

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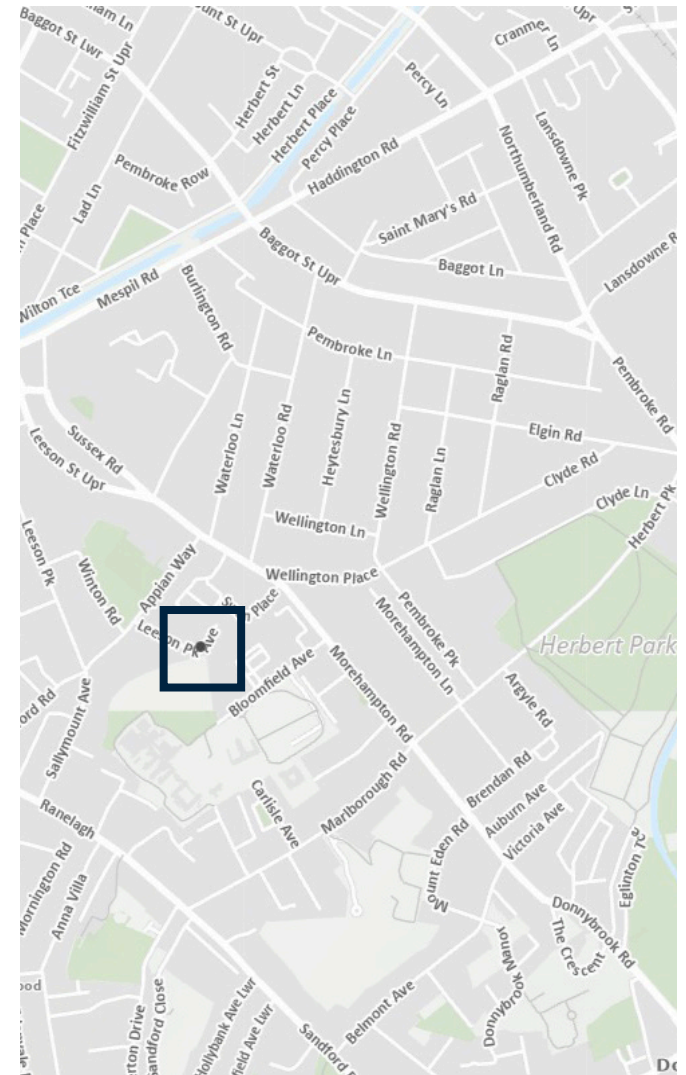
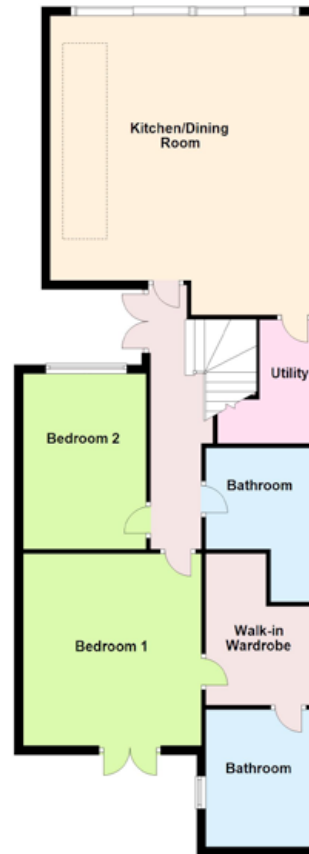
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



Basement



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