



7 Morehampton Road
Donnybrook, Dublin 4

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INTERNATIONAL REALTY

7 Morehampton Road, Donnybrook, Dublin

Features

- Outstanding two storey over garden level part red brick fronted Victorian residence sympathetically refurbished by TAKA architects
- Impressive interior which has won Irish & International awards including “best house” RIAI Irish architectural awards 2010
- Stunning kitchen / dining room with polished concrete floor
- Snaidero kitchen by Foster fitted by Porter and Jones
- Private southwest facing rear garden (approx. 13m. / 42ft.)
- Highly convenient location adjacent to Donnybrook village and is within easy access of Ballsbridge & Ranelagh villages and within walking distance of St. Stephen’s Green
- Underfloor heating in garden level and free-standing cast-iron radiators throughout the rest of the property
- Feature 3.45m (11ft.) ceilings in the principal reception rooms
- Timber sliding sash windows with working shutters throughout the original building
- Feature roof light over dining area by Williaam Cox
- Solar tubes to supplement hot water heating
- Cat 5 wiring throughout
- Floor area approx. 278sq.m. (2,992sq.ft.)
- Gas fired central heating
- Parking space to rear accessed from Morehampton Court



A most impressive Victorian residence which has undergone a clever and sympathetic refurbishment, a perfect blend of modern while retaining the features associated with the home of this era. The stunning kitchen and dining room are contemporary and function perfectly, while the rear reception room on the hall floor now has a striking picture window taking in daylong sunlight from the southerly orientation.

TAKA architects have designed a truly stunning interior which has won Irish & International awards including “best house” RIAI Irish architectural awards 2010. This period residence boasts wonderful design features throughout including feature opening from the hall into the front reception room with Douglas fir timber reveal, striking picture window (approx. 2.1m x 2.2m) with Douglas fir timber reveal and window seat, truly stunning kitchen / dining room with polished concrete floor, Snaidero kitchen by Foster fitted by Porter and Jones, poured polished concrete dining table with exposed brick wall, separate ground floor entrance with impressive oak storage presses with flush doors to guest shower room and store room.

The property enjoys a highly convenient location on Morehampton Road adjacent to Donnybrook village and is within easy access of Ballsbridge & Ranelagh villages which offer a wide selection of specialist shops, restaurants and pubs. Fitzwilliam Lawn Tennis Club and Herbert Park are also close at hand. St Stephens Green, Grafton Street, Dublin’s premiere business and shopping district are also within walking distance.





Accommodation

Impressive flight of steps lead to the hall door with an attractive portico.

Reception Hall: 1.75m x 8.9m (5'9" x 29'2") with impressive ceiling coving, centre rose, dado rail, cast iron radiators, herringbone floor, feature opening with Douglas fir timber reveal to

Sitting Room: 4.5m x 5.2m (14'9" x 17'1") with ceiling coving, centre rose, cast iron radiator, marble fireplace with coal effect gas fired inset, slate hearth, oak flooring, double doors with feature timber architrave leading to

Living Room: 5.25m x 4.45m (17'3" x 14'7") with ceiling coving, centre rose, matching marble fireplace with coal effect gas fire, slate hearth, continuation of timber floors, magnificent feature picture window (approx. 2.1m x 2.2m.) with Douglas fir timber reveal and window seat with ventilation underneath overlooking the rear garden.

First Floor Return

Bathroom: 4.3m x 2.95m (14'1" x 9'8") with Douglas fir timber reveal with glass panel to the side, slate floor, his and hers vanity wash hand basins with a marble wall & vanity unit, double medicine cabinet, wc, large walk in shower with feature window, cast iron roll top freestanding bath, cast iron radiator.

First Floor

Master Bedroom: 4.45m x 5.3m (14'7" x 17'5") with Gazco coal effect gas fire

Bedroom 2: 3.6m x 5.2m (11'10" x 17'1") with picture rail & cast iron radiator.

Bedroom 3: 3.8m x 2.7m (12'6" x 8'10")

Second Floor Return

with laundry area, plumbed for washing machine and dryer, built in shelving, door to

Bedroom 4: 4.3m x 3m (14'1" x 9'10") with wide plank oak flooring and built in wardrobes

Garden Level Return

Study: 2.9m x 4.25m (9'6" x 13'11") with extensive range of Douglas fir book shelves. Gazco gas coal effect fire, picture window overlooking the rear garden

Garden Level is a truly wonderful and uniquely stunning space with feature polished concrete floor

Lower Hall: 1.7m x 5.05m (5'7" x 16'7") extensive built in storage underneath the stairs, door into pantry with shelving and a sink

Kitchen / Family Room: 10.5m x 4.4m (34'5" x 14'5"), kitchen with Binova Scholtes centre island unit with stainless steel worktop, five ring Neff electric hob with feature extractor hood over, separate Binova Scholtes centre island unit with stainless steel worktop, Fischer Paykel dishwasher & presses. Freestanding Snaidero kitchen unit by Foster fitted by Porter and Jones which comprise integrated fridge freezer, larder, shelving, integrated Miele appliances including conventional oven and steam oven, stainless steel worksurface. Feature exposed joists in the ceiling, concrete shuttering and arch leading into the Hall and through to

Dining Room: 2.95m x 4.6m (9'8" x 15'1") with attractive brick wall with tile insert, Douglas fir beamed ceiling, feature William Cox supplied roof light, feature polished poured concrete table, floor to ceiling sliding door which open to private southwest facing rear garden. exposed concrete beam leads to

Breakfast Room: 2.7m x 4.15m (8'10" x 13'7") brick fireplace with copper hood, coal effect gas fire, poured concrete mantel, built in shelving either side, with Douglas fir window seat overlooking the rear garden.

Family Room: with modern feature fireplace with brick and copper with fire basket underneath, door through to the

Lower Reception Hall: 1.35m x 2.5m (4'5" x 8'2") with door to

front garden, attractive oak cabinets providing excellent storage and flush doors to

Store/Cloakroom: 2.5m x 1.75m (8'2" x 5'9") with Elfa shelving

Guest Shower Room: which comprises wc, wash hand basin, step in tiled shower, chrome heated towel rail and a tiled floor

Outside: The front garden is bordered by bay hedging and is railed, laid out largely in lawn with a cobble lock path. Separate entrance to the garden level.

The private south west facing rear garden (approx. 12.9m x 6.3m / 42'4" x 20'8") enjoys a brick patio with feature wood storage, brick steps up to the landscaped rear garden, planted with an abundance of shrubs, bamboos, flowerbeds. Storage shed.

BER Information

BER: Exempt

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Garden Level



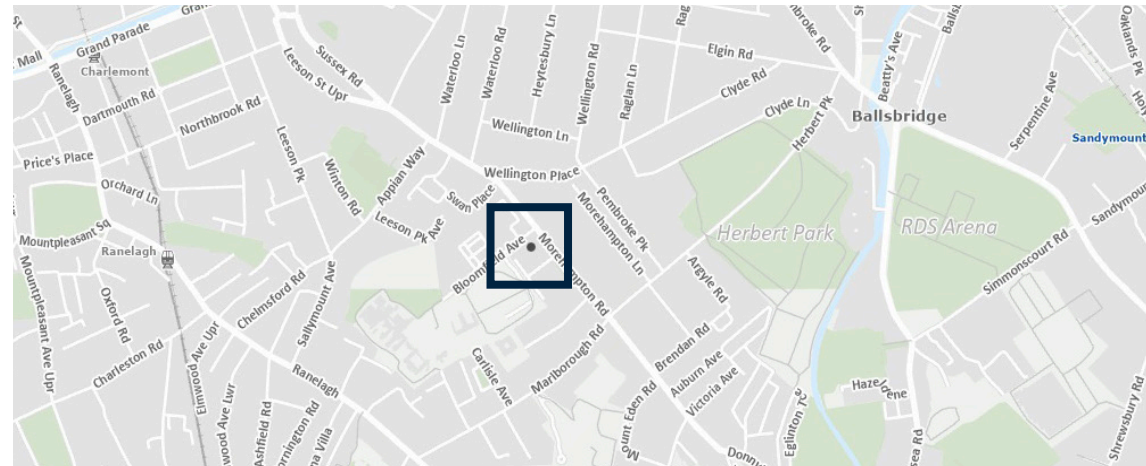
Ground Floor



First Floor



Second Floor



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