



33 Villiers Road
Rathgar, Dublin 6

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33 Villiers Road, Rathgar, Dublin 6

Features

- Striking Edwardian residence offering accommodation of approximately 185 sqm (1,991 sqft).
- A host of period features of its era including magnificent fireplaces, high ceilings, cornicing and centre rose.
- Two very fine interconnecting reception rooms, namely the living room and dining room, extended kitchen breakfast room and five spacious bedrooms, three of which offer en suite facilities.
- Secluded, mature rear garden measuring approximately 50 ft with garage access onto a lane to the rear.
- Superb convenient and highly sought after location within walking distance of the villages and local amenities of Rathgar, Rathmines and Terenure.
- Some of Dublin's most sought-after schools are in the immediate vicinity.

33 Villiers Road is a very fine red brick Edwardian family home offering well-proportioned and bright accommodation, extending to approximately 185 sqm (1,991 sqft). Featuring many characteristics of its era to include Mahogany fireplaces, ornate ceiling coving, cornice work and generous high ceilings. Superbly located on a highly desirable residential road in the heart of Rathgar within walking distance of the local villages of Rathgar, Rathmines and Ranelagh.

Greeted by a welcoming reception hall with a small flight of steps leading into an inner tiled hall, off which there is a guest bathroom, hot press and storage cupboard. The two gracious interconnecting reception rooms, namely the living room and the dining room provide wonderful generous and homely living space. The living room offers a box bay window overlooking the front, while the dining room overlooks an inner courtyard area to the rear. The extended and open plan kitchen / breakfast room is light filled with a superb range of cupboards and storage. Complete with integrated appliances and opening into an extended breakfast room with pitched ceilings and carefully placed windows, to ensure all day sunshine. There are two further reception rooms at this level, currently in use as a home office and family den with direct access out to the rear garden deck area and the lawned gardens. On the upper floors, there are five generous bedrooms with three benefitting from ensuite shower facilities. The main family bathroom completes the generous accommodation.

To the front there is a low maintenance, pebble landscaped garden, surrounded by cast iron railings and planted with mature shrubbery providing a wonderful degree of privacy. To the rear, the mature planted and lawned garden extends to approximately 50ft in length, with a deck area and lawn surrounded with ever green shrubs. At the end of the garden, through a planted arch, the garage provides both pedestrian access to a lane to the rear, with the option of rear vehicular access, if required. Parking to the front is on-street with residential disk parking available.

Villier's road is a quiet residential road located in the heart of Dublin 6, with an array of wonderful homes. A more convenient location would be hard to find with such magnificent amenities available in the immediate vicinity. Number 33 is nicely located on the road within walking distance of Brookfield Tennis Club and the beautifully landscaped, Palmerston Park. Dartry Fitness is on your doorstep along with a selection of shopping amenities along Upper Rathmines Road and the renowned Dunville Avenue. Importantly, the house is easily accessible to some of Dublin's most sought-after schools as well as being within walking distance of Ranelagh, Rathgar and Rathmines. It is also very well serviced by numerous bus routes and is a very short walk to both the Milltown and Cowper Luas stop's providing an effortless commute to Dublin City Centre.





Accommodation

Entrance Hall 1.6m x 8.6m (5' 3" x 28' 2") timber floor, ceiling coving, centre rose, picture rail and small flight of steps down to understairs storage, and

Guest WC 1.0m x 1.1m (3' 3" x 3' 6") tiled floor, w.c, wash hand basin, window to side.

Living Room 4.2m x 4.8m (13' 8" x 15' 7") box bay window, ornate coving, centre rose, timber floor, Mahogany fireplace with tiled insert, picture rail and interconnecting doors into the

Dining Room 3.8m x 3.7m (12' 5" x 12' 1") timber floors, ceiling coving, centre rose, picture rail, Mahogany fireplace with tiled insert, French patio doors out into an inner courtyard with steps down to a paved area, planted with mature shrubs and trees.

Kitchen 3.3m x 3.9m (10' 9" x 12' 8") tiled floor, sash window, a range of kitchen cupboards and units, Rangemaster Classic 10 stove, sink with bowl and a hall stainless sink, dishwasher, fridge, freezer, door to the entrance of

Breakfast Room 3.2m x 5.8m (10' 5" x 19' 0") tiled floor, vaulted ceiling, with wrap around windows and French patio door out to a deck area.

Study 2.0m x 3.3m (6' 6" x 10' 9") with built-in storage and door back into the inner courtyard.

Playroom/Den 2.3m x 3.5m (7' 5" x 11' 5") with built-in storage and patio door out onto the deck.

Shower Room 2.1m x 1.3m (6' 9" x 4' 3") tiled floor, tiled walls, electric T90SR shower with recessed shelving, sash window to side, w.c and built-in shelving.

Bedroom 4 2.9m x 3.7m (9' 5" x 12' 1") wall panelling.

En-suite with Trident T90SR shower, w.c, wash hand basin and sash window to rear and a picture rail.

Bedroom 2 3.9m x 3.9m (12' 8" x 12' 8") sash window to rear, cast iron painted, built-in shelving, wall panelling.

En-Suite w.c, WHB and shower access hatch to storage, spotlight and extractor fan, tiled walls and tiled floor.

Bedroom 3 3m x 3.9m (9' 8" x 12' 8") with floor to ceiling built-in storage, large picture window to the front, ceiling coving, centre rose, picture rail.

Bedroom 4 2.4m x 2.9m (7' 9" x 9' 5) painted wood floor, picture window to front, picture rail.

Landing further flight of stairs with skylight.

Bathroom 2.0m x 1.6m (6' 6" x 5' 3") tiled floor, part-tiled walls, bath with a shower above and wash hand basin.

Bedroom 5 3.3m x 4.8m (10' 9" x 15' 7") double glazed windows, built-in wardrobes, painted cast iron fireplace.

En suite Mira shower, wc and wash hand basin, tiled walls and tiled floor.

Outside

The front garden is approached via a pedestrian path with a beautifully landscaped garden, surrounded by cast iron railings with pedestrian gate. The rear garden offers a superb deck area, planted and measuring approximately 50ft in length, with outside tap and a separate boiler house. At the end of the garden, a pedestrian access opens onto the lane to the rear. A block-built garage provides potential for parking or further storage, if required. Parking is available on-street with residential disc parking.





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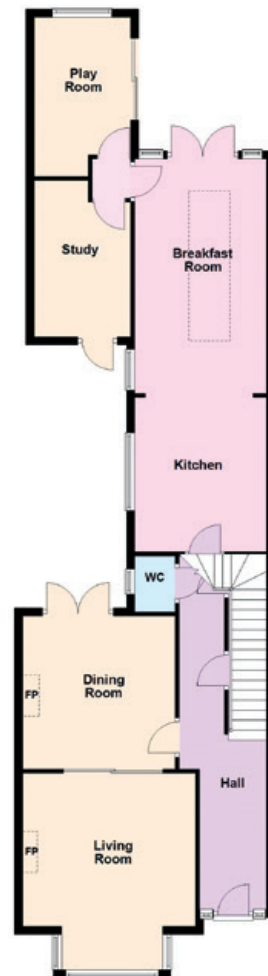
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor

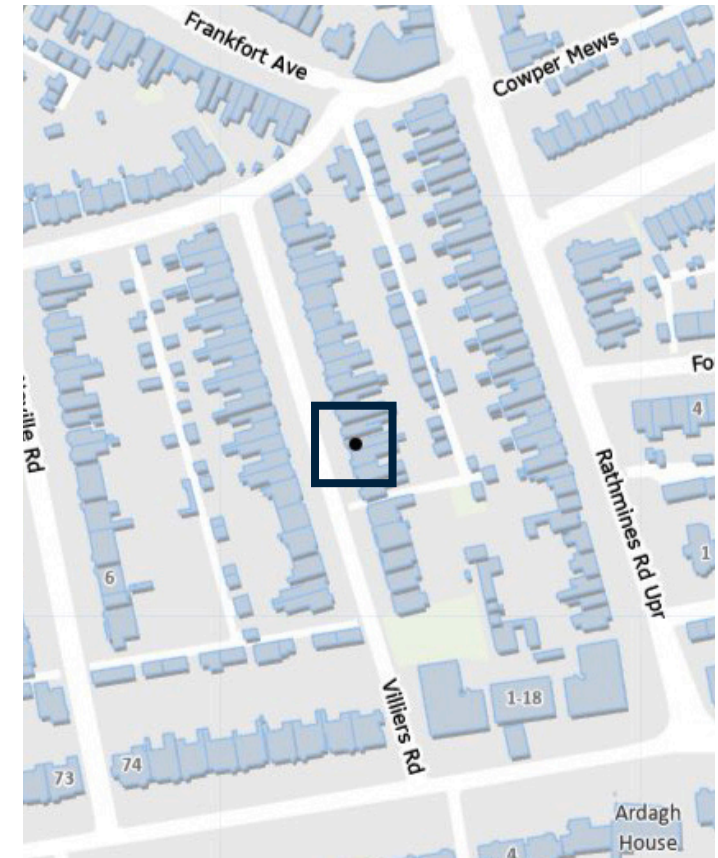


BER Information

BER: F. BER No: 118463561. EPI: 440.33 kWh/m²/y

Eircode

D06 F585



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