



84 Northumberland Road

Ballsbridge, Dublin 4

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84 Northumberland Road, Ballsbridge

Features

- Impressive two-storey garden level period property
- Unique opportunity to acquire complete site with vehicular access to Lansdowne Park
- Huge scope and potential to develop a number of Mews properties or apartments (subject to planning permission)
- Planning permission to develop 4 bedroom detached Mews with parking from Lansdowne Park
- Rear garden approx. 50 m. (164 ft.)
- Generous site of approx. 0.22 acre (0.08 ha) in the heart of Ballsbridge
- Substantial, well-maintained & extended accommodation
- Currently laid out in office use, with the opportunity to reconvert to magnificent family home or develop 4 luxury apartments
- Separate entrance at garden level
- Highly sought after location a short walk to Ballsbridge village and St Stephens green.
- Floor area 414 sqm (4,456 sqft)

A unique opportunity to acquire a most impressive and substantial red brick, period property complete with a very large rear garden (approx. 50m. / 164ft.) with vehicle access onto Lansdowne Park providing huge scope and development potential.

No. 84 is a most appealing two-storey over garden level property enjoying very generous, well-maintained accommodation. The property is currently laid out in office use but provides huge scope and potential for the discerning purchaser to reconvert to a truly magnificent family home or indeed develop 4 luxury apartments in this prime location.

It is rare for a period property to come on the market in Dublin 4 with the complete site. No. 84 uniquely offers the opportunity to develop either apartments or substantial Mews properties which open onto sought after Lansdowne Park. The property currently benefits from planning permission to build a detached 4 bedroom Mews with parking from Lansdowne Park.

Northumberland Road is a highly convenient location, positioned in the embassy belt including the Embassies of Italy, Czech Republic & Romania and of course the new American Embassy on the former Jury's Hotel site. The property is within walking distance of Dublin City Centre and close to all the amenities of the villages of Ballsbridge and Sandymount. The DART at Lansdowne Road is only a short stroll from the property as are the multinational corporations located in The Docklands and Ballsbridge including Google, Facebook, LinkedIn, and Twitter. The Bord Gais Energy Theatre and Aviva Stadium are all within close proximity of the property as well as a large selection of specialist shops, restaurants and pubs on the adjoining streets.







Accommodation

RECEPTION HALL: (2.8m X 4.95m) very fine ceiling corning, frieze, picture rail.

BOARDROOM / DRAWING ROOM: (6.3m x 4.85m) very fine ceiling corning, frieze, fireplace with tiled inset.

STUDY: (2.05m x 4.25m)

ROOM 2: (2m x 4.95m)

ROOM 3 / DINNING ROOM: (5.45m x 4.85m) ceiling cornice and picture rail, marble fireplace tiled inset.

REAR RECEPTION HALL:

CLOAKROOM: (3.4m x 1.35m)

GUEST WC: comprising WC and Wash Hand Basin.

LOBBY

SHOWER ROOM: comprising WC, shower and wash hand basin.

ROOM 4: (7.7m x 3.1m) worktop with built in presses.

ROOM 5: (2.6m x 4.45m)

FIRST FLOOR

BEDROOM 1: (3.45m x 4.8m) With marble fireplace.

BEDROOM 2: (5.65m x 4.8m) with pair of double windows and a marble fireplace tiled inset.

BEDROOM 3: (4.25m x 4.85m) with a cast iron painted fireplace & tiled inset.

BEDROOM 4: (3.45m x 2.7m)

WC: First floor return. Comprising WC, vanity and wash hand basin.

GARDEN LEVEL

ROOM 6: (3.65m x 4.6m)

ROOM 7: (4.6m x 5.35m) with pair of windows overlooking the front garden.

ROOM 8: (4.85m x 2.75m) painted cast iron fireplace.

ROOM 9: (4m x 4.1m) with cast iron fireplace.

HALL: Leading to the return, understairs storage.

WC: WC and Wash hand basin.

COMMUNICATING LOBBY: through to

ROOM 10: (5.9m x 4.85m) Four windows in this room. Overlooks the very extensive rear garden.

ROOM 11: (3.3m x 2.65m)

KITCHENETTE: Comprising worktop, one bowl stainless steel sink/drain unit. Presses above and below.

REAR GARDEN: Paved path with a raised flower bed. Vast Tarmacadamed rear garden with vehicular access out into Lansdowne Park. Walled by granite wall. This offers huge potential for two muses. There are vehicle gates.

Outside

The front garden is railed with tarmacadam path leading to an impressive flight of granite steps to the hall door. Separate access to garden level.

The very substantial rear garden (approx. 50m. /164ft.) is a major selling feature of the property. It is bordered by a granite walls with tarmacadam surface. Vehicular access onto Lansdowne Park provides development potential (subject to planning permission) to create a number of substantial Mews properties or apartments.

GARAGE: (5.1m x 8m)

BER Information

BER: Exempt

Eircode

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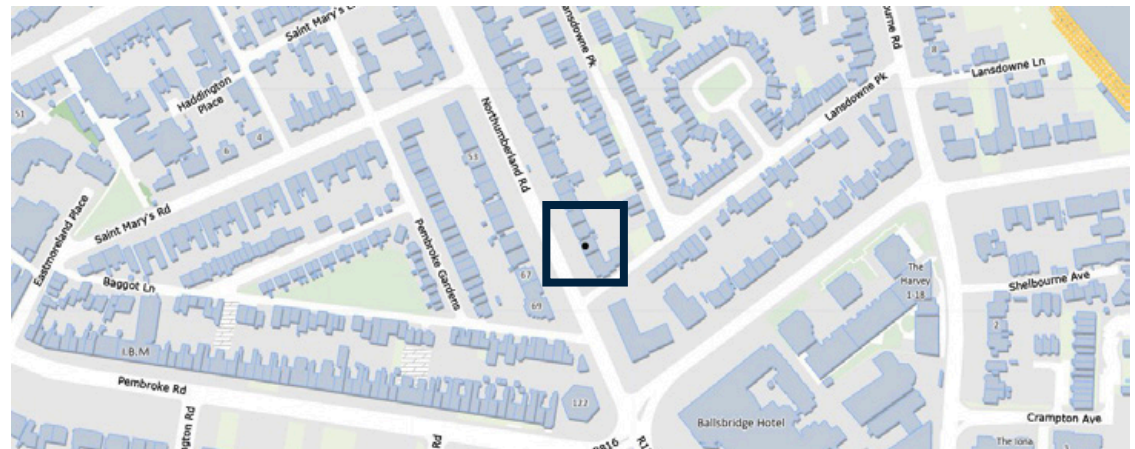
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