

BER B2

27 Elmwood Avenue Upper  
Ranelagh, Dublin 6

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INTERNATIONAL REALTY



## 27 Elmwood Avenue Upper, Ranelagh, Dublin 6

### Features

- Exceptionally refurbished in 2023, remodelled and extended terraced period property with floor area extending approximately 90 sqm (969 sqft).
- Gorgeous accommodation throughout to include an open plan kitchen / dining / living area with floor-to-ceiling glass windows and doors that open to the rear garden.
- Colin Maher designed Kitchen with bespoke floor to ceiling storage and utility cupboard.
- Efficient underfloor combi gas-fired central heating.
- Wood Sash double glazed windows, bespoke glass back door and front doors all supplied by Kells Traditional Windows and Doors.
- Prime location with unmatched convenience in sought-after Ranelagh, with Ranelagh Luas on your doorstep.
- Attractive low maintenance landscaped rear paved garden, with block-built shed.
- Parking permits available for on-street parking.
- Wired for e vehicle charging to the front.
- Excellent BER rating achieved of B2.

A truly beautifully remodelled and extended red brick property, offering a blend of classic charm and modern luxury. This exquisite bijou home spans approximately 90 sqm (969 sqft). Located on a highly desirable, mature residential cul de sac right in the heart of Ranelagh. Reimagined and fully refurbished in 2023, with meticulous attention to detail resulting in a quality renovation all the while complemented by a low maintenance city garden.

Step into this exquisitely designed home, where every detail exudes sophistication and thoughtful craftsmanship. Welcomed into an inviting hall with tiled flooring, panelled walls, and bespoke floor-to-ceiling cloak storage. The living room provides a serene retreat, featuring a classic sash window with plantation shutters, ambient wall lights, a charming cast iron fireplace flanked by recessed shelving and cupboards, and bespoke glass doors that flow seamlessly into the heart of the home. The kitchen / living / dining space offers an open-plan generous area, illuminated by three Velux windows for light and ventilation. The luxurious kitchen is appointed with a quartz worktop, aged brass Quooker tap, ceramic sink, integrated dishwasher, Smeg induction hob, Neff double ovens, built-in bins, pull-out storage, and a generous floor-to-ceiling pantry with plumbed utility space, perfect for modern entertaining. A guest tiled bathroom completes the downstairs accommodation. Upstairs, the tiled bathroom is fitted with a deep bespoke bath, pressure shower with rain head, and contemporary fixtures. The main bedroom, spanning the front of the house, impresses with a painted cast iron fireplace, bespoke floor-to-ceiling storage, and soft wall lighting. The second bedroom is complete with a cast iron fireplace and a private flight of stairs leading to a bright attic with a Velux window, ideal for a secluded workspace or yoga area. The rear patio is a fully enclosed paved private oasis, not overlooked and complemented by a block-built garden shed, outdoor tap, exposed brick wall, and atmospheric wall and string lighting. Seamlessly offering the perfect city garden to sit out for morning coffee or summer evening dining.

This property boasts an unparalleled location with every conceivable amenity just moments away. Enjoying a delightful selection of specialty shops, coffee houses, and boutiques being only a few steps from the bustling heart of Ranelagh. Where you'll find an array of restaurants, pubs, and cafés, all contributing to the area's renowned reputation. The Luas station in Ranelagh is only a few minutes' walk from your front door, providing effortless access to Dublin City Centre to the north, Dundrum Town Centre and beyond to the south. For those traveling further afield, Dublin Airport is conveniently reachable via the M50 or the Dublin Port Tunnel. Recreational facilities are abundant, with numerous sports facilities to include Fitzwilliam or Brookfield Lawn Tennis Club and David Lloyd Riverview just a short distance away. You can also enjoy the natural beauty of Ranelagh Park. Families will appreciate the proximity to some of Dublin's most sought-after schools, including St. Mary's College, Gonzaga College, Alexandra College, Kildare Place, Scoil Bhríde, and Ranelagh Multi-denominational School. Additionally, Trinity College & St Stephens Green is just a 2km walk away, making this an ideal location.





## Accommodation

**Entrance Hall:** 1.1m x 4.5m (3'7" x 14'9") With tiled floor, panelled walls, floor to ceiling bespoke built cloakroom and shoe storage.

**Living Room:** 3.1m x 3.2m (10'2" x 10'6") With sash window, plantation shutters, wall lights, picture rail, recessed shelving and cupboards either side of the cast iron fireplace, bespoke glass doors that lead into the

**Kitchen / Living / Dining:** 3.7m x 8.8m (12'2" x 28'10") Flooded with natural light with three Velux windows, spotlights, floor to ceiling pantry, utility cupboard plumbed for washing machine and drier, fridge / freezer, quartz worktop with Quooker aged brass hot water tap, ceramic sink, plumbed-in dishwasher, pull-out bins and pull-out storage, Smeg induction hob, Neff double ovens.

**Guest WC:** Tiled floor and walls, WC, wash hand basin.

### First Floor

**Bathroom:** 2m x 2.1m (6'7" x 6'11") With tiled floor, tiled walls, window to side, skylight, spotlights, WC, wash hand basin, mirror, wall lights, pressure shower with telescopic shower hose and rain shower above and deep bespoke bath.

**Bedroom 1:** 4.3m x 3.3m (14'1" x 10'10") With a painted cast iron fireplace, recessed shelving and range of bespoke floor to ceiling built in storage, wall lights.

**Bedroom 2:** 2.8m x 3.2m (9'2" x 10'6") Sash windows overlooking the rear, painted cast iron fireplace, flight of stairs that lead to

**Attic:** 2.8m x 4.4m (9'2" x 14'5") With Velux window.



## BER Information

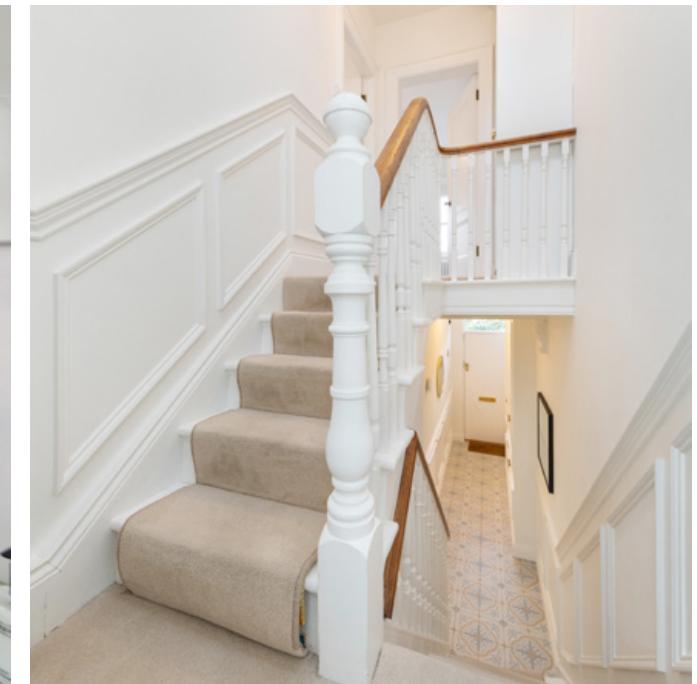
BER: B2

BER No.: 112300405

EPI: 114.22 kWh/m<sup>2</sup>/yr

## Eircode

D06 CF54



## Outside

Offering a wonderful, paved city garden. Fully enclosed, private and not overlooked with a block-built garden shed, outdoor tap, exposed brick, wall lights.





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## FLOOR PLANS Not to scale - for identification purpose only.

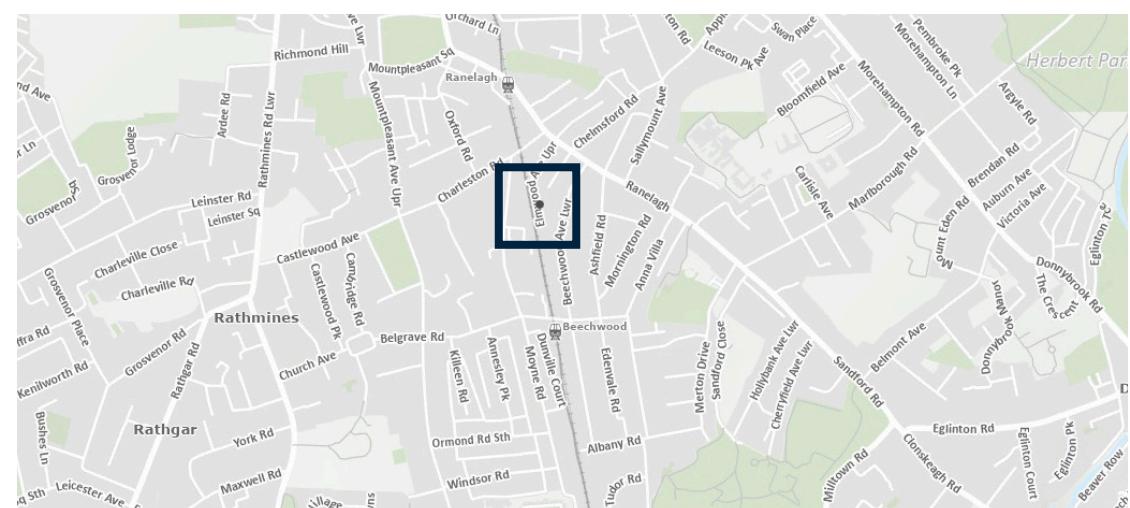
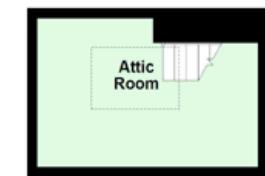
Ground Floor



First Floor



Second Floor





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