

30 Albany Road

Ranelagh, Dublin 6

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30 Albany Road, Ranelagh, Dublin 6

30 Albany Road presents a wonderful opportunity to acquire a substantial and mature four bedroom family home. Ideally positioned on a prominent corner site bordering Albany Road and Merton Drive, in one of Dublin's most desirable residential neighbourhoods. This property provides an exciting prospect for purchasers seeking to create a truly special family home.

Loving cared for by the same family since 1958, this much loved home is now ready to welcome the next generation of owners. Entered through an entrance porch which leads directly to a welcoming and generous reception hall. The ground floor offers three well appointed reception rooms, each providing an inviting space for both everyday living and entertaining. The living room is particularly attractive with many features of its era to include a bay window overlooking the front garden, picture rail and ceiling coving, while the adjoining dining room enjoys an open fireplace with an attractive marble mantelpiece, creating a charming focal point. French doors provide a direct connection to the rear garden. The well appointed kitchen is complemented by separate breakfast and family room, enjoying a picture window overlooking the rear garden, allowing natural light to filter into the room and providing an attractive outlook creating a generous and functional space for family life. A fourth bedroom is conveniently located on this level offering excellent flexibility for family requirements, guest accommodation or those seeking a dedicated home office. A guest wc further enhances the practicality of the ground floor layout. At first floor level, there are three additional bedrooms, comprising two double bedrooms and a single bedroom. The principal bedroom benefits from a bay window and an extensive range of built-in wardrobes, while the remaining bedrooms also feature fitted wardrobes. A family bathroom completes the accommodation on this level.

One of the property's most compelling attributes is the exceptional scope it offers for future enhancement as it benefits from a generous corner site position with wonderful road frontage. Approached to the front onto a low maintenance driveway providing plenty of off street parking and bordered by a pebble and planted flowerbed. The mature and planted lawned side garden, together with the south facing rear garden, provides an excellent opportunity for purchasers to explore extending the existing footprint to create a contemporary family home tailored to their individual requirements, subject to planning permission.

Albany Road enjoys an enviable position within a highly sought after residential neighbourhood, renowned for its established community atmosphere, attractive residential surroundings and excellent range of amenities. The location offers an appealing balance of convenience and lifestyle, with an excellent selection of boutiques, cafés, restaurants and everyday services available nearby. The property is particularly well positioned for access to public transport, with the Luas at Cowper and Beechwood a few minutes' walk, providing convenient connectivity to the city centre and beyond. There is also an excellent choice of primary and secondary schools in the surrounding area to include Scoil Bhride, Lios Na Og, whilst at senior school level the local options include Sandford Park, Gonzaga College, St Marys College, Muckross Park College and Alexandra College making this an appealing location for growing families. For those with an active lifestyle, an impressive selection of recreational facilities is close at hand, including Fitzwilliam Lawn Tennis Club, David Lloyd Dublin Riverview, St Mary's Tennis Club and University College Dublin. The nearby UCD campus also provides extensive sporting and leisure facilities, while the surrounding neighbourhood offers numerous opportunities for walking, exercise and outdoor pursuits. Combining excellent transport links, educational facilities, leisure amenities and an established residential setting, Albany Road represents a particularly attractive address for those seeking a convenient and rewarding lifestyle.



Features

- Attractive four-bedroom family home located within a highly regarded and mature residential setting.
- Generous and well-proportioned accommodation
- Three wonderful reception rooms
- Generous and well appointed kitchen
- Four bedrooms, including a ground floor bedroom.
- Excellent potential to extend and further enhance the existing accommodation subject to the necessary planning permission.
- Benefits for a south facing aspect to the lawned rear garden.
- Substantial side garden offering exciting development possibilities.
- Off Street Parking for several cars.
- Oil-fired central heating.
- Conveniently located within a few minutes' walk from the Cowper and Beechwood Luas Stations, a stroll to shops and a host of amenities at Ranelagh Village or Dunville Avenue.













Accommodation

Entrance Porch: 1.4m x 0.7m (4'7" x 2'4") with wood floor,

Entrance Hallway: 2.5m x 4.3m (8'2" x 14'1") with wood floor, burglar alarm control panel.

Guest WC: with wc, wash hand basin, fitted towel rail.

Living Room: 3.6m x 4.8m (11'10" x 15'9") with a bay window, fitted carpet, picture rail, ceiling coving.

Dining Room: 3.6m x 4.8m (11'10" x 15'9") with fitted carpet, open fire with attractive marble mantlepiece over, marble hearth and surround, French doors leading to rear garden, picture rail, ceiling coving.

Bedroom 4: 2.4m x 4.4m (7'10" x 14'5") with wood floor.

Kitchen: 2.5m x 4m (8'2" x 13'1") with range of floor and eye level kitchen units with tiled splashback, Bosch fridge freezer, integrated Electrolux oven with integrated microwave over, single drainer stainless-steel sink, Zanussi dishwasher, four-ring hob with stainless-steel extractor hood over.

Breakfast Area: 2.1m x 2.9m (6'11" x 9'6") with wood floor.

Dining Area: 5.1m x 4.3m (16'9" x 14'1") with wood floor, picture window overlooking the rear garden, ceiling mounted dual matching lights with glass fittings, door to enclosed passage.

Utility: 2.6m x 6.1m (8'6"x 20') with range of fitted storage, plumbed for washing machine and dryer, door to rear garden and door to front garden, oil fired boiler housed here.

First Floor

Main Bedroom: 3.6m x 4.8m (11'10" x 15'9") front facing double bedroom with bay window, a range of built-in storage and fitted carpet.

Bedroom 2: 3.2m x 3.6m (10'6" x 11'10") rear facing double bedroom with fitted carpet and range of built-in wardrobe space.

Bedroom 3: 2.4m x 2.7, (7'10" x 2.7,) front facing, single bedroom with fitted carpet and range of built-in storage.

Bathroom: comprising pedestal wash hand basin with strip shaving light over, wc, wash hand basin, bath with shower attachment over, door to hot press.

Outside: To the rear, the south facing garden enjoys an excellent orientation, providing a wonderful setting for outdoor dining, relaxation and family enjoyment providing ample scope for landscaping and the creation of an attractive outdoor entertaining area. The generous side garden is an additional and highly valuable feature, offering considerable flexibility and scope to further extend the existing accommodation should the new owners wish to do so. An enclosed side passage providing storage also allows access to the rear gardens.

BER Information

BER: G
BER No.: 120108238
EPI: 376.30 kWh/m²/yr

Eircode

D06 W2R0









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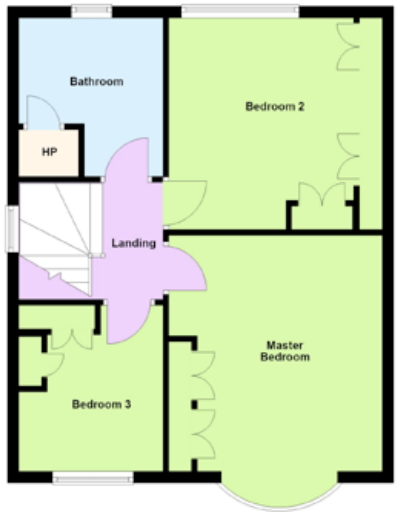
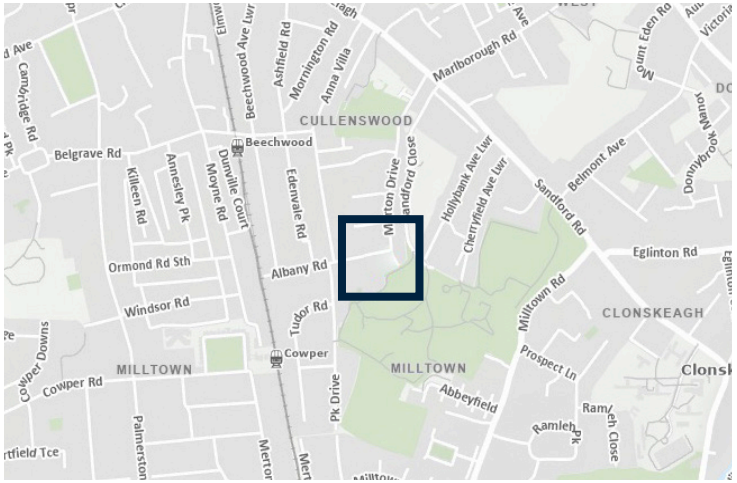
FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor





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