

For Sale by Private Treaty



Ambleside, 9 Green Park, Orwell Road, Rathgar, Dublin 14, D14 XD34

A fine 1930's detached home set amidst wonderful mature gardens of approx. 0.2 acre with an enviable sunny south-west orientation

Approx. 230sq.m/2,475sq.ft.

Asking Price €1,800,000



BER No. 107349821
EPI: 218.97 k/Wh/m²/yr

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Description

Lansdowne Partnership is delighted to bring Ambleside, 9 Green Park, Orwell Road to the market. A fine five bedroom detached home built c.1937 by renowned builder John Kenny. This is a fantastic opportunity to acquire an exclusive home in a prime location offering enormous potential that is set amidst wonderful mature gardens with a sunny south westerly orientation.

The property extends to approx. 230 sq. m (2,475 sq.ft.) of light filled accommodation of elegant proportions overlooking the picturesque fairways of Milltown Golf Club. Presenting a good balance of bedrooms and reception rooms the accommodation briefly comprises entrance hallway with guest wc off, elegant dining room to the front, cosy sitting room/TV room to the front, spacious living room to the rear with wonderful garden views and double doors leading to the garden, kitchen and dining area with adjoining utility room, wc and access to the garage. Upstairs there are five bedrooms off the spacious landing (main en-suite), there is access to a large balcony overlooking the rear garden from the main bedroom, a family bathroom with separate wc completes the layout.

There is huge potential to renovate and extend if so required (subject to Planning Permission). Any prospective purchaser will clearly see the potential to enhance and extend to make this a truly modern family home.

Location and Amenities

Enviably located on Orwell Road there are a range of amenities close by to include excellent shopping at Rathgar, Milltown and Dundrum town centre offering a variety of superb restaurants, coffee shops and specialty shops. Milltown Golf Club is located just

across the road, the M50 is easily accessible as is the LUAS offering easy access to and from the city centre and surrounding areas. There are an array of some of Dublin's top-rated schools within close proximity to include Alexandra College, Stradford College, The High School, Taney and Our Lady's National Schools to name just a few.

Viewing highly recommended.

Accommodation

Porch: 2.20m x 1.30m (7'2" x 4'2")

Glass doors leading to main entrance

Main Entrance Hall: 4.31m x 2.32m (14'4" x 7'6")

Alarm panel, warm and welcoming spacious entrance hall with access to all rooms

Guest W.C + understairs storage: 2.86m x 1.98m (9'3" x 6'4")

Whb, wc, fitted carpet

Sitting Room/TV Room: 3.52m x 3.50m (11'5" x 11'4")

Overlooking the front, this is a cosy room with feature marble fireplace

Dining Room: 4.73m x 3.86m (15'5" x 12'6")

Overlooking the front, this is a bright and spacious room

Living Room: 6.17m x 4.7m (20'2" x 15'4")

With wonderful views and doors leading to the rear garden, feature fireplace, fitted carpet

Kitchen & Breakfast Area: 5.22m x 3.99m (16'2" x 13'1") + 4.55m x 4.15m (14'9" x 13'6")

Facing the rear garden this kitchen is fitted with an array of units with and breakfast area

Utility Room

Garage

FIRST FLOOR

Landing:

Spacious landing with side window, hot press and access to attic space.

Bedroom 1 (Master): 5.31m x 3.57m (17'4" x 11'7")

A spacious double bedroom overlooking the rear garden with built in wardrobes and access to balcony

En-suite: 3.10m x 1.93m (10'1" x 6'3")

Fully tiled, step-in tiled shower unit, w.c, wash hand basin with fitted mirror, towel rail & window

Bedroom 2: 4.71m x 4.26m (15'4" x 13'9")

Double bedroom overlooking the rear garden

Bedroom 3: 3.76m x 3.09m (12'3" x 10'1")

Double bedroom overlooking the front garden with built in wardrobe

Bedroom 4: 3.15m x 2.62m (10'3" x 8'5")

Single bedroom overlooking the front garden

Bedroom 5: 3.57m x 3.56m (9'7" x 11'1")

Double bedroom overlooking the front garden with built in wardrobe

Bathroom: 2.22m x 2m (6'3" x 9'1")

Fully tiled, bath, wash hand basin, fitted unit, window and towel rail.

Separate W.C: 2.02m x 0.7m (6'6" x 2'2")

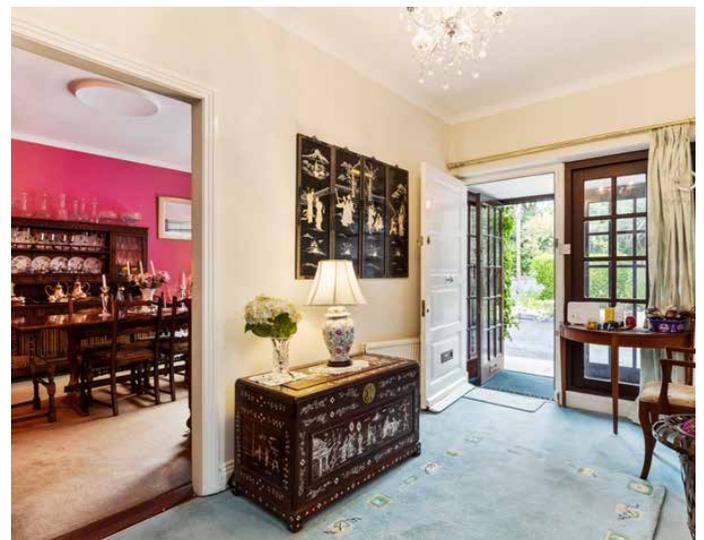
OUTSIDE:

The walled and gated front garden offers off street parking with a generous lawn area with a mix of mature trees and plants, there is a side gate and garage. To the rear is a wonderful, secluded south-westerly facing garden laid out in lawn, patio and surrounded by mature planting and trees, perfect for al fresco dining.



Property Features

- Secluded south westerly rear garden
- Floor area approx. 230sq.m/2,475sq.ft.
- Great opportunity to acquire an exclusive home in this prime location
- Huge potential with room to extend (subject to P.P)
- Several top-rated schools within easy reach
- Oil fired central heating
- Within walking distance of the Luas at Windy Arbour
- Generous site of approx. 0.2 acre
- Gated front with ample off-street parking
- Alarm System



Floor Plans

Not to scale.

For illustration purposes only



Directions

Travelling from Churchtown Road Lower turn left at the lights onto Orwell Road, you will find Ambleside, 9 Green Park on the left hand side.

Lansdowne
Partnership
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