

**21 HERBERT ROAD  
BALLSBRIDGE  
DUBLIN 4**



For Sale  
by Private Treaty

1,500 sq. ft.

*'An oasis of tranquility  
and comfort'*



## DESCRIPTION

Turley Property Advisors are delighted to present 21 Herbert Road, Ballsbridge, Dublin 4 to the market 'For Sale'. Number 21 Herbert Road was one of the early designs by De Blacham & Meagher in the early 1980's. The current owner, who is moving down the country, built the house in 1984 and has lived here very happily for almost 40 years. - The floorspace extends to c1,500 sq. ft.

As you enter the property, you are greeted by a fine double height hallway that leads to the bright and spacious living/ dining room. This room is perfect for entertaining guests, with an abundance of natural light flooding in through the large windows on both sides. There is the added bonus of an open fire place which provides the extra heat in the winter.

The kitchen radiates a light and airy atmosphere overlooking the private south facing landscaped rear gardens. The hallway leads you through the home and to the three well-appointed bedrooms, utility room and family bathroom. The bedrooms all have built-in slide robes and feature large south facing windows overlooking the garden, providing a peaceful and serene environment in the middle of Dublin 4. The main bedroom enjoys an en-suite while the third bedroom is a versatile space and can be used as a guest room, home office or hobby room. The main bathroom boasts floor to ceiling tiles that create a luxurious and stylish atmosphere, which completes the accommodation.

The exterior of this property is just as impressive as the interior, with a well-maintained garden that provides a peaceful retreat from the hustle and bustle of everyday City life. Having previously won 'Best small garden in Ireland', it is perfect for nature lovers, with plenty of space for outdoor dining. To the front is a private yard off of which is the purpose built storage room, perfect for storing gardening equipment. There is one car space to the front with further potential for two more spaces. There is also scope to extend or re-develop the house subject to the necessary planning.

In summary, this property offers the perfect combination of location, space, and comfort. So, whether you're a growing family, retiring, or looking for your forever home, this property is sure to tick all the boxes.







# LOCATION

Herbert Road connects Landsdowne Road in Ballsbridge to Serpentine Avenue in Sandymount, Dublin's most prestigious and sought-after neighbourhoods. Surrounded by lush greenery, this provides the perfect setting for those seeking privacy and tranquility in the heart of Dublin 4.

Dublin 4 is known for its wide range of local amenities and living on Herbert Road puts residents in close proximity to all of them.

There are numerous restaurants, cafes, bars, and shops in the area, providing plenty of options for dining, shopping, and entertainment. In addition, the Aviva stadium is just 300 meters away, making it a sports enthusiasts dream residence.

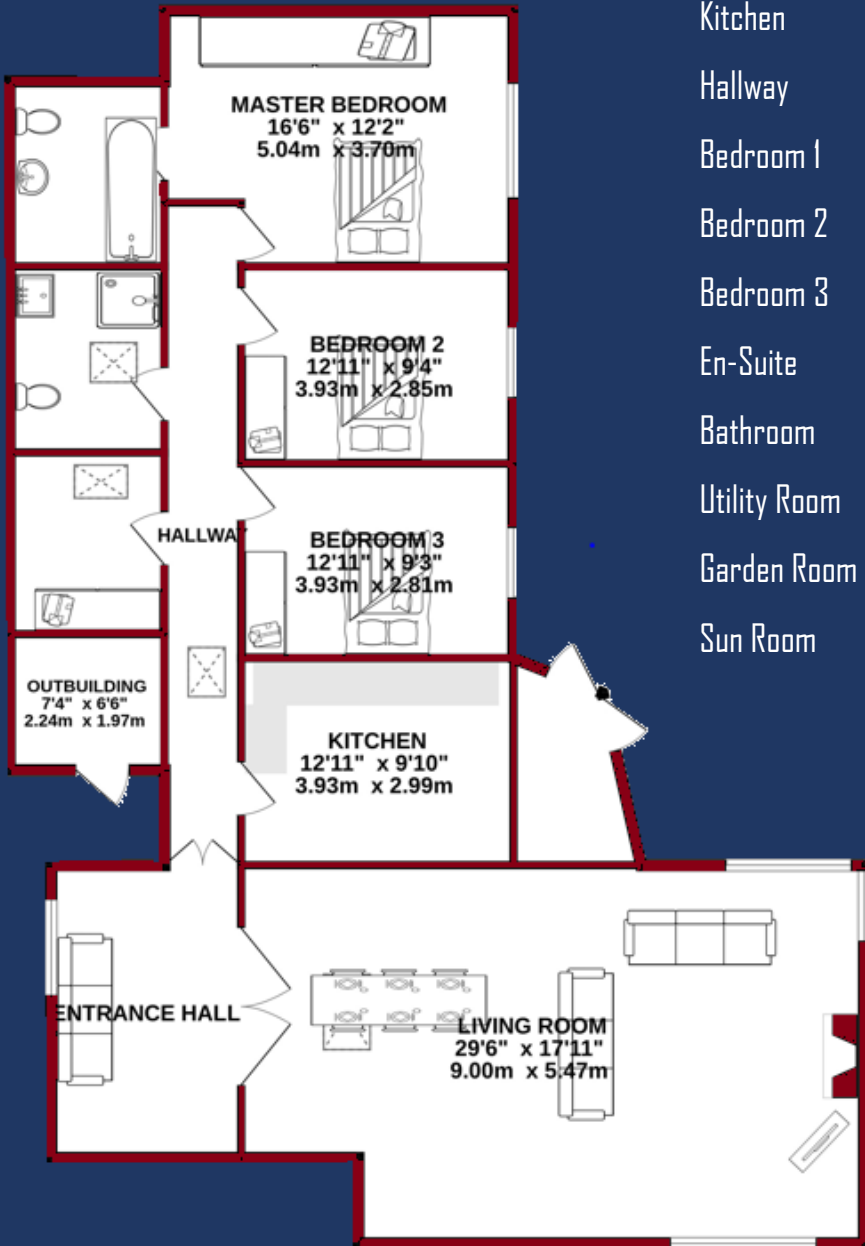
The area is surrounded by an abundance of parks and recreational facilities. Herbert Park & Sandymount Strand, which are located just a short walk away, is a popular spot for picnics, walking, jogging, and other outdoor activities. There are also several sports clubs in the area, including the Ballsbridge Tennis Club and the Pembroke Cricket Club, which provide residents with opportunities to stay active and socialize with like-minded individuals.

Herbert Road is situated near some of the best educational institutions in the city, including the University College Dublin (UCD), the Royal College of Surgeons in Ireland (RCSI), and the Dublin Institute of Technology (DIT).

The location provides easy access to public transportation, including bus and train services, making it easy for residents to travel to other parts of the city or beyond.



# FLOORPLAN



|               |            |
|---------------|------------|
| Entrance Hall | 4.0 x 2.4  |
| Drawing Room  | 9.3 x 4.9  |
| Kitchen       | 3.7 x 3.0  |
| Hallway       | 10.0 x 1.1 |
| Bedroom 1     | 5.2 x 3.4  |
| Bedroom 2     | 3.7 x 2.8  |
| Bedroom 3     | 3.7 x 2.8  |
| En-Suite      | 2.9 x 1.7  |
| Bathroom      | 1.9 x 1.7  |
| Utility Room  | 2.1 x 1.7  |
| Garden Room   | 2.2 x 3.3  |
| Sun Room      | 2.1 x 2.1  |

# ACCOMMODATION





### SALE TYPE

Private Treaty

### AGENT

Susan Turley

### GUIDE PRICE

€1,200,000

### BER

C2-109218628

### SOLICITOR

TBC

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# TURLEY

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