BAGGOTRATH HOUSE
GARDENS

DUBLIN 4

WALTHILL PROPERTIES


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Contemporary living at its finest. A place to enjoy, entertain and grow.

Baggotrath House Gardens is an exclusive new residential development of apartments, duplex homes and houses, perfectly located just off Lansdowne Road and Newbridge Avenue in the heart of Dublin 4, within a short walk of the multitude of amenities of Ballsbridge. The offering comprises a rich collection of high quality houses, duplexes and apartments, designed with a strong focus on comfort, craftsmanship and energy efficient living.



Living / Dining



Kitchen



Living / Dining/Kitchen



Bedroom

While enjoying a village style environment, the location also offers exceptional access to Dublin city centre and surrounding areas, making Baggotrath House Gardens a most attractive option for purchasers seeking a balance of lifestyle, exceptional convenience and connectivity.

EXCELLENT TRANSPORT LINKS

Baggotrath House Gardens benefits from excellent transport links, with both Lansdowne Road and Grand Canal Dock DART stations nearby, as well as frequent bus services along the surrounding routes. These connections provide swift access to the city centre, Grand Canal Dock, and coastal destinations north and south. Major employment hubs such as the Dublin Docklands, Grand Canal Dock and Ballsbridge are all within easy reach.

Baggotrath House Gardens is ideal for discerning purchasers who wish to acquire a brand new energy efficient home in a prime Dublin 4 location, combining style, design excellence, comfort and long term appeal in one of the capital's most desirable and mature residential settings.

LANDSDOWNE DART STATION TO:

Grand Canal Dock	1 Stop
Pearse	2 Stops
Tara Street	3 Stops

WALKING DISTANCE TO:

RDS	0.7 km
Grand Canal Dock	1.5 km
Merrion Square	1.8 km
Grafton Street	2.8 km





















The area is also a haven for sports and outdoor enthusiasts, with facilities like Fitzwilliam Lawn Tennis Club, Lansdowne Rugby Club, The RDS, Lansdowne Lawn Tennis Club and Claremont Tennis Club offering a wealth of recreational options.

These homes were designed by Niall D. Brennan & Associates and contain numerous outstanding features and extensive living and bedroom accommodation. They benefit from being within walking distance of all the amenities of Sandymount and Ballsbridge with their array of shops, restaurants, cafes, hotels, schools, sports and leisure facilities, the seafront, the Aviva Stadium, the RDS, buses, and the DART stations at Lansdowne Road and Sydney Parade.


Pembroke Wanderers Hockey Club
RDS
Meta Offices
Herbert Park Hotel
Ballsbridge
St. Stephen's Green
Future American Embassy
DART
AVIVA Stadium
City Centre
Google Offices
Grand Canal Dock



SITE LAYOUT

Baggotrath House Gardens comprises of 22 homes of A rated large three bedroom plus study and four bedroom houses and large one bedroom plus study apartments and three bedroom duplex homes on a superb site adjacent to Ballsbridge and Sandymount Villages, in one of the most popular residential locations in the country.

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SPECIFICATION

EXTERNAL FINISHES

- The houses are completed in a painted render finish, providing a long-term, low maintenance solution.
- Roofs are constructed using timber trusses with a slate roof finish ensuring minimal maintenance in the years to come.
- Metal railings to front boundary of all houses.

REAR GARDENS

- All rear gardens have generous, paved patios with lawns seeded throughout. Gardens are enclosed by a combination of post and panel fencing and brick/block walls which are capped.

WINDOWS AND DOORS

- High-performance triple-glazed aluclad windows and patio doors fitted throughout.
- Each house benefits from a high-performance hardwood front door with secure locking system.

BATHROOMS & EN SUITES

- Bathrooms are superbly finished with sanitary ware, taps and showers throughout along with high-quality shower doors.
- Luxury towel rails in the main bathroom and all ensuites.
- High-quality porcelain tiles are used on the floors and wet walls with tile splashbacks also provided throughout.
- All showers are pressurised.

ELECTRICAL AND HEATING

- Energy efficient A-rated air source heat pump heating system is provided in all houses. The heating system is easily customised to the individual homeowners needs with multiple heating zones and programmer.
- The heating system provides on demand hot water 24 hours a day.
- Mechanical Ventilation Heat Recovery system in all houses provide healthy air while improving energy efficiency.
- Numerous lighting points are provided throughout including low energy LED down lighters and pendant lighting.
- A generous allocation of sockets is provided throughout the house.
- All houses are pre-wired for TV, telephone and broadband.

INTERNAL DOORS

- Shaker style or similar internal painted doors with high quality brushed chrome handles.

KITCHENS

- Superb modern kitchen with soft close doors.
- Ergonomic kitchen design.
- All kitchens are fitted with durable hardwearing worktops, full hob backsplash & matching upstand.
- All electrical appliances are included.

WARDROBES

- Luxury bespoke wardrobes with oak veneer carcasses are provided in all bedrooms.

INTERNAL FINISHES

- All homes feature a contemporary timber stair.
- High density insulation is provided throughout each home to provide a warm, comfortable, A-rated energy efficient house.
- All homes come fully painted.

EXTERNAL FINISHES

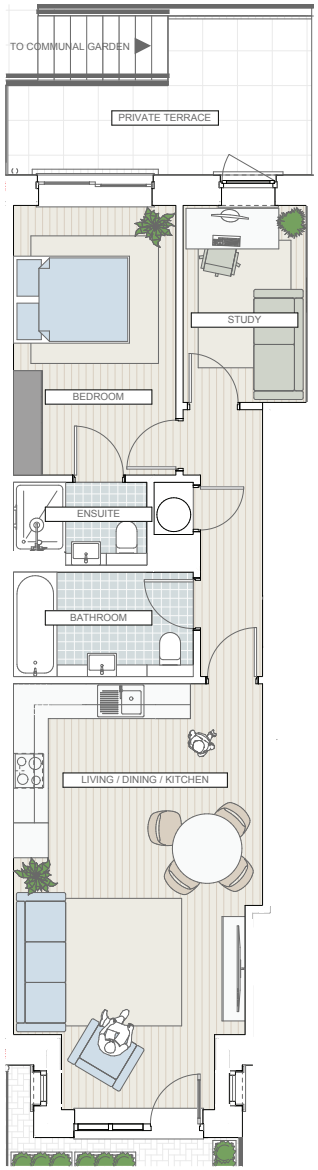
- All car spaces wired for EV charging.

STRUCTURAL GUARANTEE

- All homes come with a 10 year Homebond structural guarantee.

BER A

FLOOR PLANS

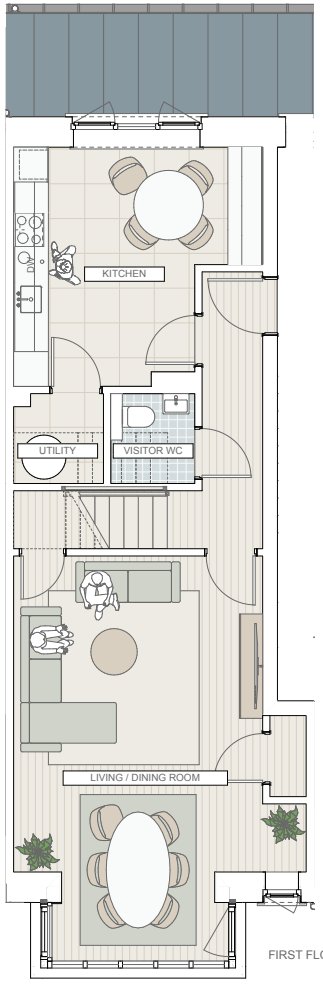


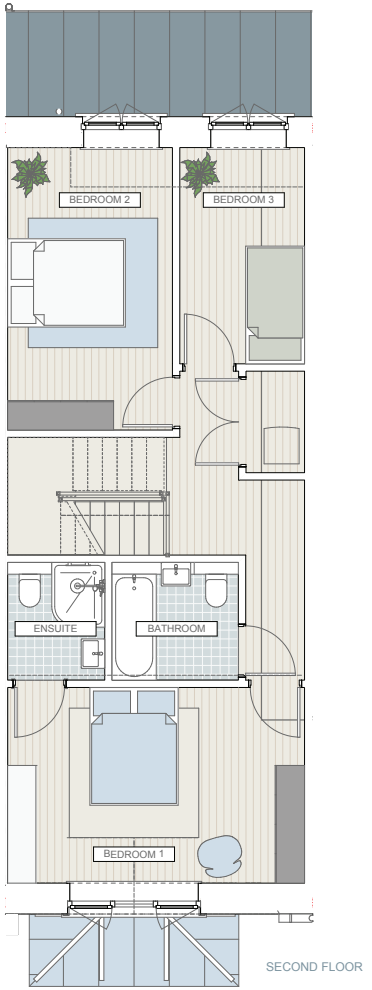
1 Bedroom Apartment + Study

Ground Floor

Unit Numbers: 1, 4, 5, & 8

70.5 sq.m | 759sq.ft





3 Bedroom Duplex

First /Second Floor

Unit Numbers: 2, 3, 6, & 7

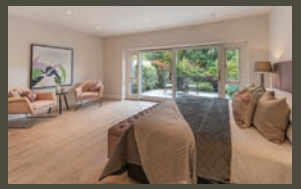
122 sq.m | 1313 sq.ft











WALTHILL PROPERTIES

Walthill Properties have an excellent reputation for producing superior quality homes in prime locations. These photos are of their most recent development - Orwell Park Gardens, Orwell Park, Rathgar which were widely praised.

PROFESSIONAL TEAM

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