

FOR SALE

55 AILESBURY ROAD

BALLSBRIDGE · DUBLIN 4

D04 F8C0

TRIA studio

Proposed side extension · Illustrative visual

55 Ailesbury Road

BALLSBRIDGE / DUBLIN 4 / D04 F8C0





Exterior visualisations showing the proposed extensions and finishes.

DESIGN CONCEPT

c. 350 m²*
INDICATIVE TOTAL FLOOR AREA
Twin-property reference; to be verified

3 principal rooms
SHOWN ON THE MAIN LIVING LEVEL
Plus separate kitchen and bathroom

Dublin 4
BALLSBRIDGE
Ailesbury Road / D04 F8C0

THE RESIDENCE

Period character. Garden potential.

A red-brick residence with a distinctive bay-window frontage and a mature garden setting. The main living level combines front, rear and side rooms with a separate kitchen, bathroom and access to the rear terrace.

01 **ARCHITECTURAL CHARACTER**
Bay windows, red brick and a stone base.

02 **GARDEN CONNECTION**
Rear terrace, garden steps and mature greenery.

03 **A VISION FOR THE NEXT CHAPTER**
Proposed rear and side extensions, shown above.

THE ADDRESS

55 Ailesbury Road

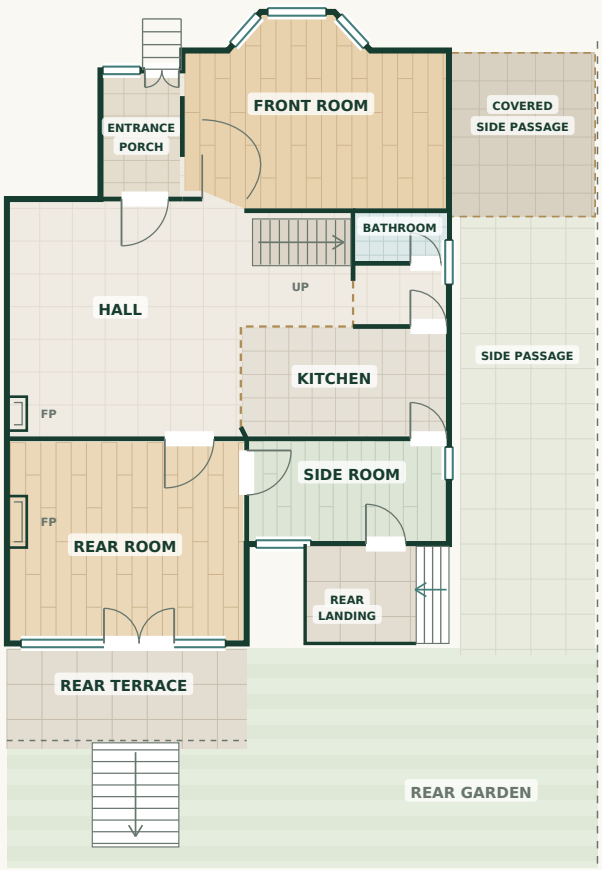
Ballsbridge, Dublin 4, Ireland

D04 F8C0

*350 m² is a provisional reference from the adjoining No. 57 sales record, using the client's twin-house assumption. It is not a measured area for No. 55.

THE MAIN LIVING LEVEL

Existing ground floor / Not to scale



Schematic layout. Dashed lines remain unverified.

THE ARCHITECTURAL VISION

Open to the outdoors.

A garden-facing concept for the next chapter of the house.



Proposed rear and side extensions, terrace and outdoor seating.

Inside, outside. Beautifully connected.

The proposed design brings wide sliding glazing, a raised terrace and garden steps together with a lower side addition. White render and a moulded cornice relate the new elements to the character of the house.

01 **SLIDING GLAZING**

An open connection to the terrace.

02 **GARDEN STEPS**

A route from the house to the lawn.

03 **WHITE RENDER**

A consistent finish to the additions.

Illustrative proposal. This image does not represent the current built condition.

LIGHT, DETAIL & CONNECTION

A welcoming new connection.

A white-framed addition beside the original red-brick house.



Proposed side approach with glazed entrance and kitchen beyond.

A lighter approach.

A concept for a bright side addition, defined by a white rendered surround, a moulded cornice and dark-framed glazing. The view through the kitchen creates a visual connection with the garden beyond.

WHITE RENDER

Facade and cornice

DARK FRAMES

Glazed entrance

RED BRICK

Retained house

Finishes shown are illustrative design intentions.

55 Ailesbury Road

BALLSBRIDGE / DUBLIN 4 / D04 F8C0

Space to breathe.

MATURE GARDEN SETTING



Garden view from the house

ILLUSTRATIVE PHOTO RETOUCH

OUTDOOR LIVING

Generous gardens. More space beyond.

Mature trees, established planting and a long garden outlook create a leafy setting for outdoor living. Beyond the garden shown lies a further garden area of a similar size, offering even more space to relax and enjoy the outdoors.

01 **MATURE TREES**

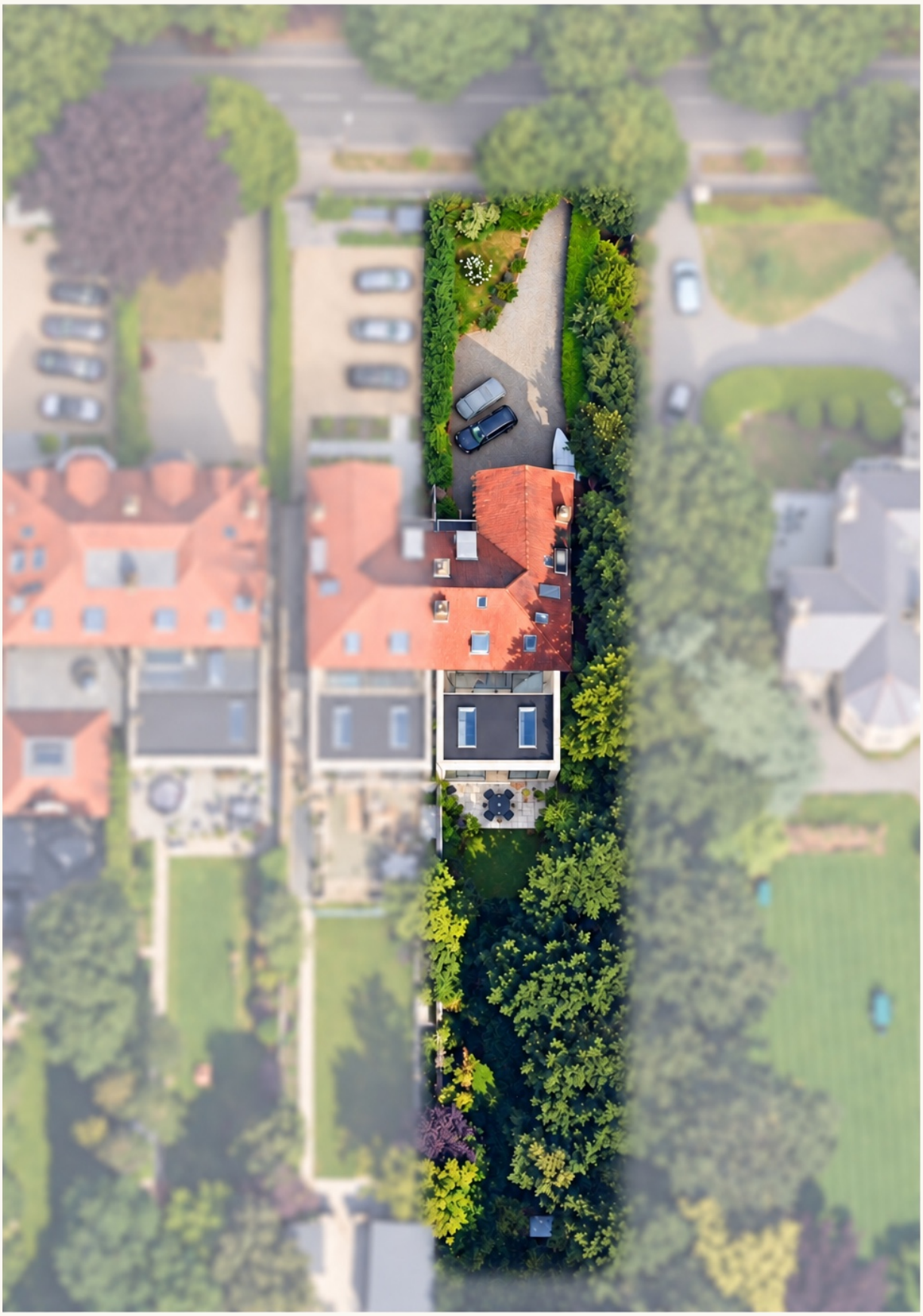
02 **TWO GARDEN AREAS**

03 **ESTABLISHED PLANTING**

Garden image retouched for presentation, including removal of loose furniture. The further garden area is described by the owner and is not shown in this view. No garden dimensions are stated.

The wider setting.

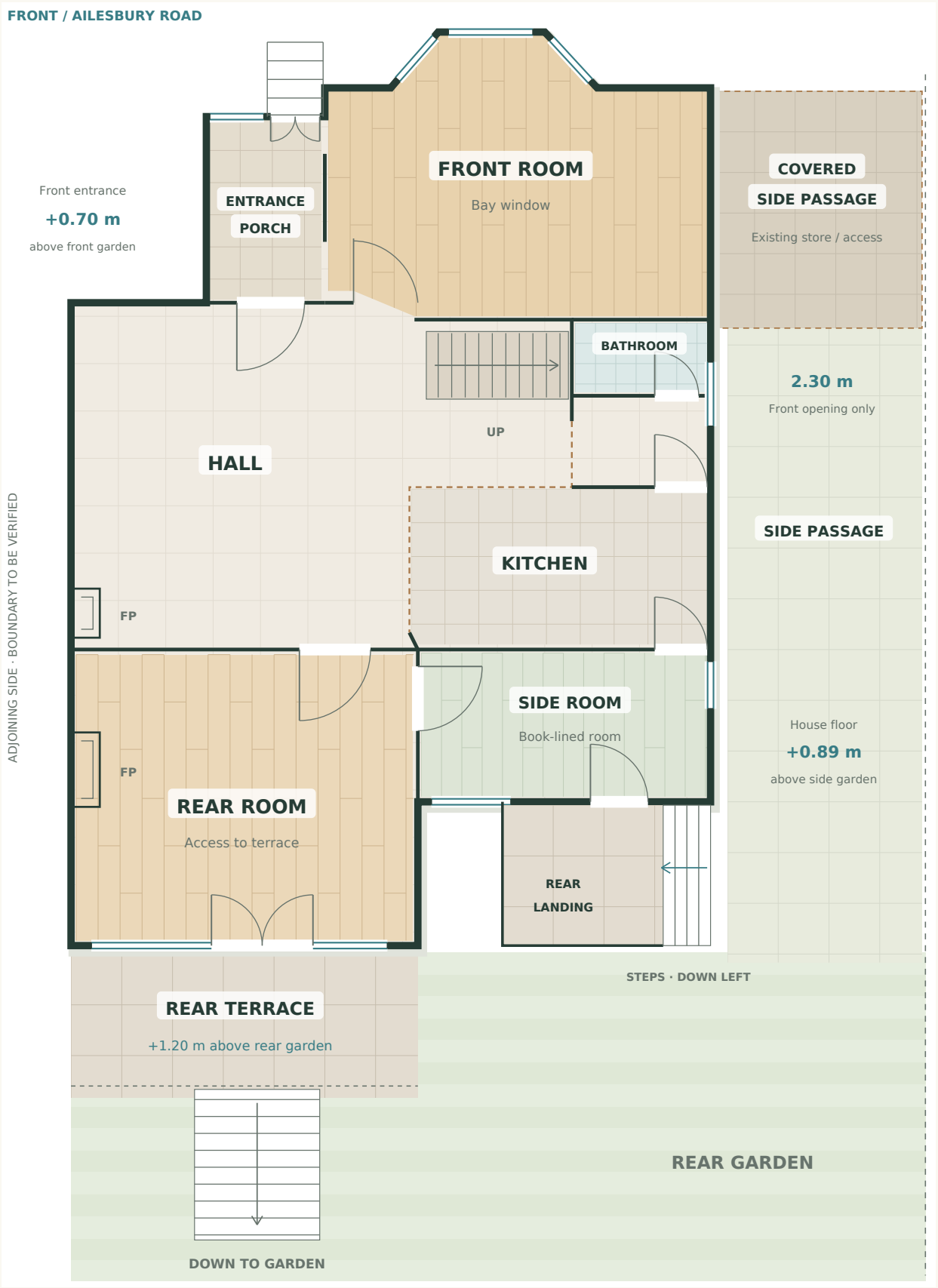
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No. 55 highlighted. Illustrative aerial with proposed extension; boundaries and scale are unverified.

The main living level.

Existing ground floor / Corrected layout Rev 05 / Not to scale



Ground floor only. Dashed internal lines remain unverified; finishes and stair counts are illustrative.

55 Ailesbury Road

BALLSBRIDGE / DUBLIN 4

D04 F8C0

Period character.
A leafy setting.
A considered vision.

PROPERTY AT A GLANCE

LOCATION	55 Ailesbury Road, Ballsbridge, Dublin 4
FLOOR AREA	c. 350 m² - indicative twin-property reference*
MAIN LIVING LEVEL	3 principal rooms, separate kitchen and bathroom
GARDENS	Two garden areas described by the owner

*The 350 m² reference comes from the adjoining No. 57 sales record and the client's twin-house assumption; it is not a measured area for No. 55. Bedroom and bathroom totals, BER and asking price remain to be confirmed.

The exterior and aerial images illustrate proposed works. The garden photograph has been retouched for presentation. The floor plan records the supplied schematic existing arrangement and is not a measured survey.

TRIA studio

THOUGHT • RESEARCH • IMAGINATION • ARCHITECTURE

Brochure design & presentation

EMAIL

info@triastudio.ie

WEBSITE

triastudio.ie

TELEPHONE

083 160 0579

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