

FOR SALE BY PRIVATE TREATY

Gross Internal Area: c. 154 m²

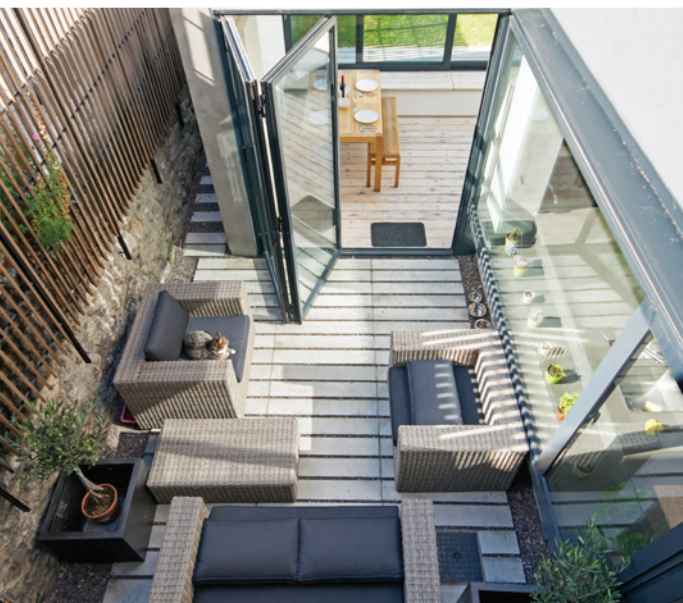
BER Rating: Exempt

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47 Heytesbury Street, Portobello, Dublin 8



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An exceptional three bedroom Georgian residence comes to market positioned on this distinguished tree-lined street in a highly sought after location off the South Circular Road.

The property, which dates back to the 1840s is set over three levels and has been transformed with the addition of an architecturally designed west facing extended area at garden level. Meticulous attention to contemporary styling and quality coupled with original period features and charm makes this an extremely attractive choice for astute purchasers.

Upon entering the property via granite steps you arrive in the main hallway. To the left is the first reception overlooking the front of the property (east facing). Double doors lead through to the second reception, used as a lounge and looking over the contemporary lower ground terrace. This room also leads to the hallway. At the end of the hallway are steps down to the first bedroom with ensuite shower room. A stairway then leads down to the lower ground level where you will find the main bathroom

with access to a small laundry room & storage area and two further bedrooms. The lower hallway leads out to the

galley kitchen and extended area. Step up to the sliding doors to the garden or through the bi-folding doors to the west facing terrace area. The garden is also accessible by a side entrance through the terrace.

The contemporary kitchen boasts Corian work tops and there are stylish high quality bathroom suites. Original features include reconditioned solid floors, ornate ceiling cornicing, cast iron open fireplaces, sash windows and the attractive Georgian fan above the front door. Each room is well proportioned and appointed to create a lovely sense of space and functional living areas. The sunny west facing rear garden is very private with original cut stone wall.



ACCOMMODATION

Gross Internal Area: c. 154 m²

Front entrance

An attractive solid front door with brass fittings and surrounded by an ornate entrance canopy. Above is the original fan shaped stained glass inset reminiscent of the Georgian era, with the Latin script "Vive Hodie" (Live Today).

Entrance Hall (9.0 x 1.6)

With original solid timber floor, original ceiling corning, skirting, centre light and doors leading off to the two receptions. Steps down to small return, then main stairway to lower ground level.

Front reception (4.57 x 4.57)

The front reception room includes original solid timber floor, skirting, centre lighting, original corning, dado rail, built in shelving, fireplace with feature surround and original cast iron inset / hearth. There is a large sash window which looks out to the front of the property. Double doors open out to the second reception.

Rear reception / lounge (4.57 x 4.0)

The second reception to the rear of the property looks over the outdoor lower ground terrace area. With original solid timber floor, skirting, centre lighting, original corning, dado rail, fireplace with feature surround and original cast iron inset / hearth. Double doors back to front reception and door to main hallway.

Steps down to return area leading to:

Bedroom 1 (2.8 x 4.0)

West facing with wooden flooring, fireplace with original inset, sash window overlooking the rear, column radiator, four double sockets, access to attic area.

Ensuite shower room with Duravit sanitary ware, shower cubicle, fully tiled walls & floor. Feature porthole style window.

The main stairway leading to lower ground level is the original staircase which has been restored.

Bathroom (2.0 x 2.6)

Floor tiles, partly tiled walls, Duravit sanitary ware to include "his & hers" twin basins and vanity unit, WC, designer bath with overhead shower and hand held shower, heated towel rail. Vent window.

Laundry room / storage area (1.9 x 1.3)

Currently houses washing machine and separate dryer. Storage units, "Ideal" energy efficient combi-boiler, thermostat controls, door leading to front outside basement area.

Bedroom 2 (4.0 x 3.7)

Facing the front of the property, east facing, sash window with shutters and blind, restored hard wood flooring, radiator, closed fireplace recess area, built in storage cupboard.

Bedroom 3 (3.7 x 3.9)

West facing to rear of property, runs parallel to outdoor terrace, sash window with shutters and blind, radiator, original fireplace, ceiling corning.

Kitchen (3.5 x 2.5)

Galley kitchen with contemporary grey soft close fitted units, Corian work surfaces, oven, hob & extractor fan, integrated dishwasher, restored hard wood flooring, down lighters.

Extended area (5.0 x 2.9)

To the rear of the property is an impressive architecturally designed extended area with glass roof and "swan neck" style outdoor roof lighting. There is a feature exposed beam, restored hard wood floor, tall radiator, sliding floor to ceiling window doors leading to the garden and bi-folding door leading to the outdoor terrace (3 x 3.9)

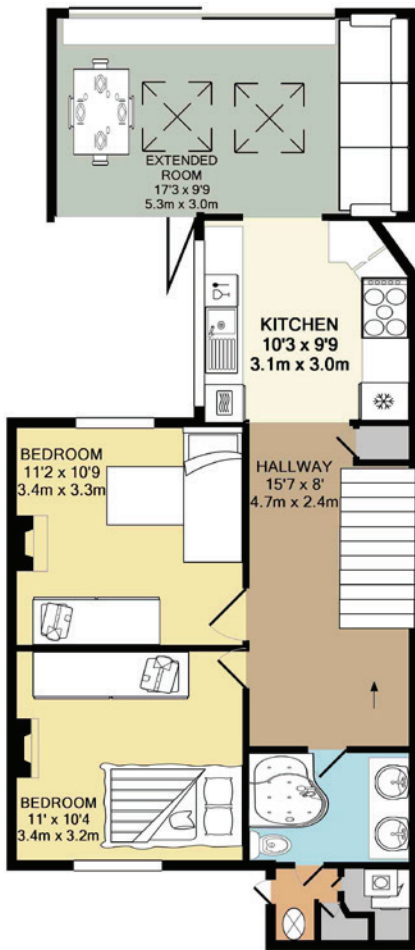
Garden: (11.0 x 7)

West facing with lawn, original cut stone wall and bedding in railway sleepers.

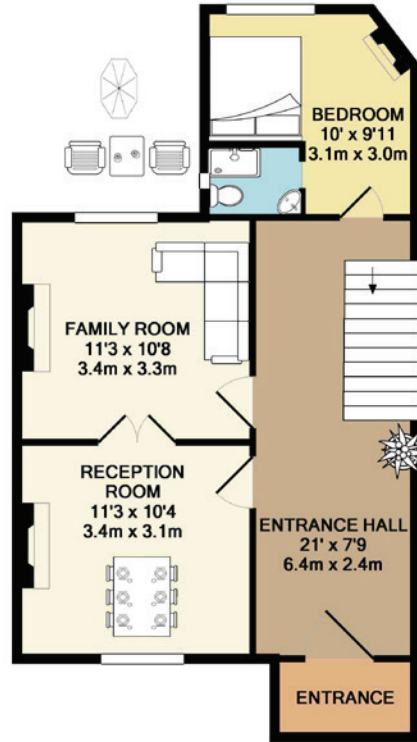
Front external basement area storage unit (3.0 x 2.0)







BASEMENT LEVEL

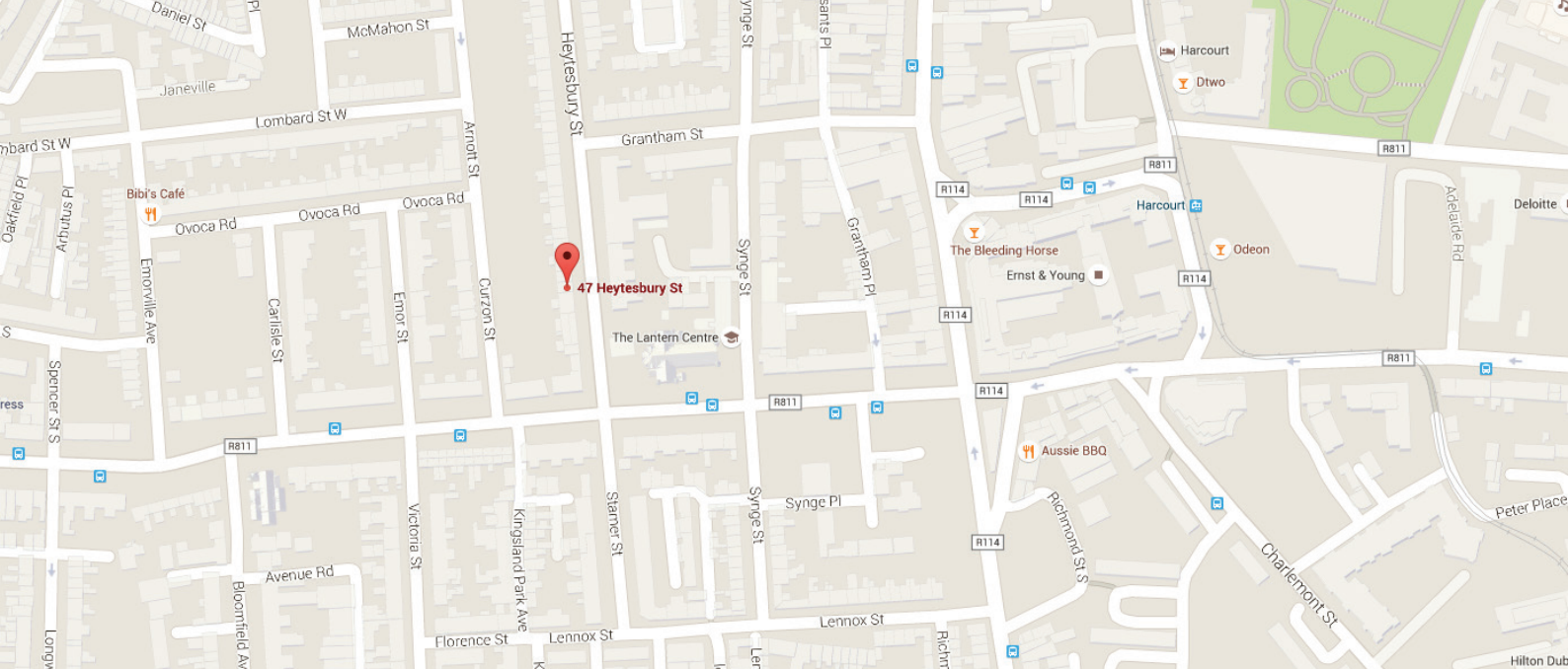


ENTRANCE FLOOR



SITE PLAN





LOCATION

Heytesbury Street is an approximate 10 minute walk from St. Stephen's Green, Grafton Street, Christchurch and is adjacent to Camden St. where you will find an array of cafes, restaurants, shops & supermarkets. There is a number of great schools nearby including Synge Street CBS (St. Paul's Secondary School) and Loreto on the Green. There are also many local primary schools to choose from to include the popular multi-denominational school Canal Way Educate Together and St Marys College Rathmines for boys which is both Primary & Secondary and which is renowned for its famous past pupils. The area is serviced by the Green Line Luas from neighbouring Harcourt Street and bus routes via the South Circular Road.



"Selling your property
is all about generating
**anticipation, excitement
and interest.**"

PSRA Licence No: 002636

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