



28 Martin Street,
Portobello,
Dublin 8.

owenreilly

For Sale By Private Treaty



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DESCRIPTION

Owen Reilly present this most impressive, period townhouse completely renovated, under the supervision of an architect, to the very highest of standards. This charming home is presented in turn-key condition with great flair. The refurbishment was completed in 2015 and including re-wiring, re-plumbing, altering the living area, new bathrooms installed, attic insulation, new concrete slab foundation and new sash windows by Munster Joinery. The extension to rear allows for an internal courtyard and utility room with guest WC & generous storage space. The spacious accommodation comprises an open plan living/dining room with open fireplace, attractive, fully equipped kitchen with ample work space, a storage room, utility room and a guest WC. Upstairs there are two double bedrooms and a very striking bathroom with skylight. Must be viewed to be appreciated.

LOCATION

Martin Street is a hugely sought after address in the heart of Portobello with a village feel but on the doorstep of the city centre. Amenities include the leafy banks of the Grand Canal and an array of

pubs, restaurants, cafes and delis. The area also has excellent transport links with the Harcourt Street LUAS stop just minutes' walk away and many prime bus routes pass along the adjacent South Circular Road. The high fashion retail shops and boutiques of St Stephen's Green and Grafton Street, Temple Bar and the National Concert Hall are just a ten to twenty minute walk away.

FEATURES

- Adjacent to Google HQ and Dart
- Charming two bedroom mid-terrace home
- Close to a host of amenities
- Contemporary fully equipped kitchen
- Exceptionally spacious and light filled accommodation
- Freehold title
- Gas fired central heating
- Internal courtyard
- Luxury bathroom
- Minutes from the LUAS
- On street permit parking
- Period features
- Presented in turn key condition
- Recently renovated to exacting standards

FLOOR AREA: 80 SQ. M.

BER: C1

NEGOTIATORS

Owen Reilly & Eleanor Bourke

ACCOMMODATION

Ground floor

Living/dining (7.02m x 4.34m)

Spacious and light-filled with hardwood flooring, open fireplace and sash window.

Kitchen (5.53m x 1.87m)

Contemporary kitchen with ample floor and wall mounted units, oven, hob and hood, fridge/freezer dishwasher, microwave, breakfast bench area, tiled splashback.

Closet Storage (1.21m x 1.86m)

Utility room (2.06m x 1.23m)

Eco gas boiler, washing machine and dryer.

Guest WC. (75m x 1.9m)

First Floor

Master bedroom (3.05m x 3.85m)

Light-filled with built in wardrobes and two sash windows.

Bedroom 2 (3.77m x 2.32m)

Generous second bedroom with a built in storage over bed and sash window.

Bathroom

Stylish with slate tiles, WC, WHB, shower cubicle and skylight.



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