

# owenreilly

FOR SALE BY PRIVATE TREATY



**21 SYNGE STREET,  
PORTOBELLO,  
DUBLIN 8**

## SUMMARY

Stunning, two storey over basement, Victorian residence boasting a west facing garden with a garage providing off street parking and rear access. This attractive home was recently refurbished to the highest of standards and all period features were restored. Given this, the property is in walk in condition with contemporary bathrooms and kitchen and original period features including high ceilings, windows, fireplaces and Victorian cornices.

Historic Synge Street is a hugely sought after address nestled between hip Camden Street and the beautiful Grand Canal just ten minutes' walk from St Stephen's Green. Some of the capital's finest cafes, gourmet shops, restaurants and schools are on the doorstep.

The spacious (177.1 sq. m./1,906 sq. ft. excluding the attic room which is an additional 14 sq. m.) and light filled accommodation briefly comprises a welcoming entrance hallway, living room, study/third bedroom, a kitchen/dining room, bathroom and a very spacious utility room on the lower floors. There are two bedrooms and a stunning bathroom on the first floor and an attic room which is suitable for a variety of uses including a bedroom. The garden to rear is particularly appealing thanks to the sunny aspect and privacy. Designed by Sarah Jordan gardens, it is low maintenance with granite paving and built in cedar seating. A lovely Japanese maple provides seasonal colour. The garage (26sq.m) is accessed off Synge Lane and provides ample storage and off-street parking.

## SPECIAL FEATURES

- Refurbished to the highest of standards
- Garage to rear providing off street parking
- Converted attic
- Exceptionally spacious and light filled accommodation
- High ceilings
- Restored period features throughout
- Sash windows with shutters
- Turn-key condition
- West facing rear garden



## ACCOMMODATION

### Entrance Hall (7.30m x 1.90m)

Inviting entrance hallway with Victorian archway, cornicing and original flooring.

### Living room (4.48m x 4.25m)

Bay windowed room featuring a cast iron fireplace, sash windows with shutters, original timber flooring and cornicing.

### Study/bedroom (4.43m x 3.99m)

Bright room featuring a cast iron fireplace, sash windows with shutters, cornicing and original flooring. Could be used a bedroom.

### Basement hall (9.33m x 1.85m)

Timber flooring, under-stairs storage (2.23m x 0.84) and access to the garden.

### Utility room (5.10m x 1.84m)

Very generous utility room with ample floor and wall units so tonnes of storage space. Washer/dryer. Belfast sink. Access to the front patio.

### Front Patio (1.85m x 5.10m)

Provides an alternative access to the basement section of the property.

### Bathroom (2.45m x 1.82m)

Shower cubicle with Triton T90 shower, WC, WHB and spot lighting.



### Family room (4.28m x 4.58m)

Attractive room featuring a solid fuel burner and timber flooring.

### Kitchen (4.06m x 4.4m)

Lighted fitted kitchen fitted with range of wall and floor units, appliances including a Neff oven, gas hob, extractor fan, dishwasher, American style Samsung fridge freezer. French doors leading to garden that floods the room with natural light.

## First floor

### Master bedroom (4.13m x 4.04m)

Spacious double bedroom with two bespoke built in wardrobes and original fireplace.

### Bedroom 2 (4.27m x 3.83m)

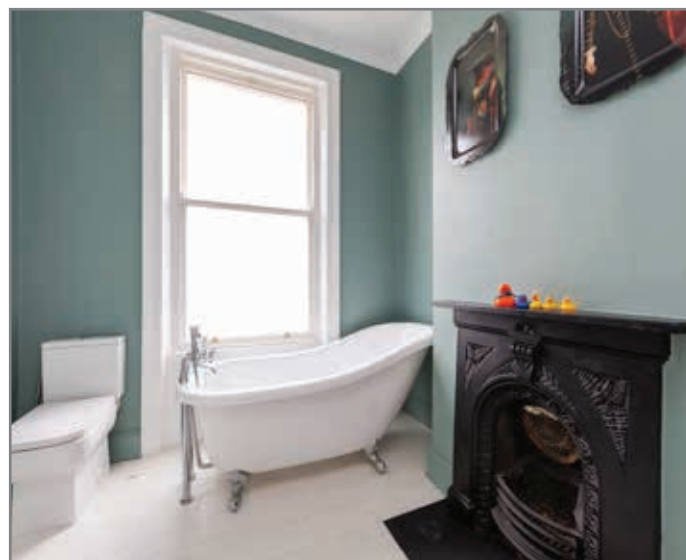
Double bedroom with built in bespoke wardrobe and original fireplace, sash windows with shutters.

### Bathroom (3.20m x 2.60m)

Superb bathroom featuring a white three piece suite including both a free standing bath and separate shower cubicle.

### Attic room (5.45m x 2.60m)

Suitable for a variety of uses with timber flooring, huge storage eaves, two sky lights and a large window.





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## VIEWING

By appointment

## NEGOTIATOR

Owen Reilly

## FLOOR AREA

c. 177 sq. m.  
excluding the  
attic room

## BER

Exempt



**Everything** we touch turns to...

## ALL ENQUIRIES

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