

owenreilly

FOR SALE BY PRIVATE TREATY



**35 REHOBOTH PLACE,
SOUTH CIRCULAR ROAD,
DUBLIN 8.**

BER E1

SUMMARY

Owen Reilly present this wonderful Victorian three bedroom house ideally positioned on a secluded road just off the South Circular Road. Behind the unusually wide brick facade is a very interesting interior with generous and light filled rooms in contemporary style combined with original period features such as sash windows & shutters, timber flooring and high ceilings. There is a rear extension with modern kitchen and breakfast room complete with Norwegian sourced natural slate worktops and double doors to rear garden. Presented in turn-key condition, as the current owner has lovingly maintained the property over the last 25 years, the spacious accommodation briefly comprises a welcoming entrance hall with storage, light-filled double reception room with open fireplace, dining area and French doors to rear patio, kitchen/breakfast room and a utility on the ground floor. The ground floor flooring is a mix of slate and Marmoleum. Upstairs there are three bedrooms, master en-suite and a main bathroom. The master bedroom is very spacious and south-facing with built-in wardrobes and two sash windows. The second bedroom, currently used as a study, is also a large double bedroom. The garden to rear is exceptionally long at 85 feet with mature trees enjoying privacy and a brick-built shed.

LOCATION

Situated off the South Circular Road close to the junction of Cork Street. This is a hip location close to Leonard's Corner, Christchurch, St. Patrick's Cathedral, St. Stephen's Green and Grafton Street. Camden Street is a short walk away. Popular local spots include Daniel, the Fumbally Café and Bastible. Excellent transport links with the LUAS close by as well as numerous bus routes.

SPECIAL FEATURES

- Ample on street permit parking
- Presented in turn key condition
- Original period features
- Large garden to rear with potential to extend
- Close to a host of amenities
- Excellent transport links including LUAS
- Exceptionally spacious and light filled accommodation
- Gas fired central heating
- High ceilings
- Unusually wide facade
- Ample on street permit parking



ACCOMMODATION

Ground Floor

Entrance Hall (4.06m x 1.86m)

Inviting with tiled floor and alarm system.

Living/dining room (9.2m x 5.05m)

Double reception room with living and dining area. Two original sash windows with providing a fantastic sense of light. Feature open fireplace with slate hearth, down-lighters and French doors to rear garden with electronically operated shutters.

Corridor (5.12m x .9m)

With down lighters and under-stairs storage.

Kitchen/breakfast room (6.49m x 3.73m)

With Zanussi oven and hob, American fridge/freezer, Norwegian natural slate work top, storage shelves and double doors to rear garden.

Utility room (1.19m x 2.86m)

Gas boiler, pantry, dishwasher and washing machine.

Landing (2.84m x 2.4m)

Original tongue and groove solid timber flooring, storage cupboard and skylight.

Master bedroom (4.57m x 4.74m)

Light-filled with original tongue and groove solid timber flooring, two original sash windows, two built in wardrobes with glass slider doors, and glass sliding door to en-suite.

Master en-suite (1.3m x 3m)

Villeroy & Boch WC & WHB, tiled shower cubicle with full floor and wall tiling. Skylight.

Bedroom two (3.1m x 5.33m)

Original tongue and groove solid wood flooring, built-in storage, original sash window.

Bedroom three (4.35m x 2.48m)

Original tongue and groove solid wood flooring, sash window. Currently used as walk-in wardrobe.

Bathroom (1.87m x 1.7m)

Shower cubicle with Mira electric shower, Potman designed wash hand basin, WC, large sash window, heated towel rail, fully tiled walls and floor.

Rear Garden (24m x 7m)

Large private garden with mature trees including New Zealand Palm, Holly and Elderflower. Garden shed for storage.



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VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Eleanor Bourke

FLOOR AREA

c. 158 Sq. M.

BER

E1



Everything we touch turns to...

ALL ENQUIRIES

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