

owenreilly

FOR SALE BY PRIVATE TREATY



20 SYNGE STREET, PORTOBELLO, DUBLIN 8.

SUMMARY

Elegant, two storey over basement, Victorian residence boasting a west facing garden with rear access and off-street parking. Number 20 was recently refurbished to the highest of standards with original Victorian features throughout and as such is presented in turn-key condition. It combines the best of modern convenience including contemporary bathrooms, underfloor heating in the basement level and stylish kitchen with original feature high ceilings, fireplaces, Victorian cornices and sash windows. This is a hugely sought after location with a host of amenities on the doorstep and just ten minutes from St. Stephen's Green.

The spacious (180 sq. m./1,937 sq. ft.) and light filled accommodation briefly comprises a welcoming entrance hall, reception room, bedroom with en-suite on the raised ground floor and an open plan living/kitchen/dining room, guest WC and utility room on the lower floor. The impressive, full width master bedroom with stunning en-suite and third double bedroom also with en-suite are on the top floor. To the rear is a sunny paved garden with off-street parking behind sliding gate. Ample resident's permit on-street parking to front.

LOCATION

Historic Synge Street is a hugely sought after address in Dublin adjacent to the canal in Portobello with a host of amenities on the doorstep of Camden Street with its hip cafes, restaurants, bars, antique shops and boutiques, St Stephen's Green and its shopping centre as well as Grafton street. Mature residential area minutes' walk from the city centre.

SPECIAL FEATURES

- Turn-key condition
- Exceptionally spacious and light filled accommodation
- Recently renovated to the highest of standards
- Original period features throughout
- Sash windows and shutters
- Underfloor heating in the basement level
- Stunning master bedroom suite with en-suite
- Off-street parking with rear access
- West facing rear garden
- Alarm
- Host of amenities on the doorstep



ACCOMMODATION

Raised ground floor

Entrance hall (8.40m x 1.83m at widest)

Inviting entrance hallway with original ornate cornicing and centre rose, Victorian archway and original timber flooring. Alarm.

Living room (4.00m x 4.65m)

Elegant room featuring an original fireplace with cast-iron insert, original cornicing, centre piece, sash window with shutters and original timber flooring.

Bedroom 2 (4.09m x 4.38m)

To rear off the hall featuring an original fireplace with cast-iron insert, original cornicing, sash window with shutters and original timber flooring.

En-suite

Modern with WC, WHB, shower cubicle, heated towel rail, part tiled wall and tiled floor.

Open plan living/dining/kitchen area

(10.85m x 5.78m at widest)

Generous open plan space with floor to ceiling glazed sliding doors with access to rear garden, marble fireplace, wood panelling and maple timber flooring and underfloor heating throughout.

Kitchen area

Ample range of wall and floor units, granite worktop, induction hob, oven and Faber hood, integrated fridge/freezer, dishwasher and a tiled floor.

Utility room (2.11m x 1.14m)

Washer/dryer, gas boiler, built in cupboards for storage, door to front exterior.

Front Patio (1.77m x 4.62m)

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

Rear hall (3.88m x 1.56m)

Under stairs storage with immersion, tiled floor.

Guest WC. (0.48m x 1.49m)

WC, WHC, towel rail, tongue and groove wood panelling and a tiled floor.

Rear garden (8.52m x 6.11m)

Sunny west facing rear garden with off-street parking via sliding gate, paved with mature shrubs and flower beds.

First Floor

Landing (1.75m x 1.30m)

Original timber flooring, cornicing, access to attic storage and decorative arched window to rear.

Master bedroom (3.97m x 6.13m)

Attractive, full width room with original cornicing, original fireplace with cast-iron insert, sash windows with shutters, bespoke built-in wardrobe and original timber flooring.

En-suite (2.45m x 1.89m)

Contemporary WC, WHB, bathroom with shower attachment, full length inserted wall mirror, heated towel rail, built-in storage cabinets, fully tiled ceramic wall and floor.

Bedroom 3 (3.13m x 4.35m)

Double bedroom with cast-iron fireplace, original cornicing, sash window with shutters and original timber flooring.

En-suite (0.87m x 2.39m)

WC, WHB, shower cubicle, part tiled walls and tiled floor.



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VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Eleanor Bourke

FLOOR AREA

c. 180 Sq. M.

BER

Exempt



Everything we touch turns to...

ALL ENQUIRIES

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