

# Original charm intact in two-bed renovated home in Irishtown

BY TINA-MARIE O'NEILL

Situated between Sandymount and Ringsend in Dublin 4 lies Irishtown, which originally grew out of a trading settlement outside medieval Dublin's original city walls and later became part of the Pembroke Urban District and estate.

Today, Irishtown is a bustling suburb within easy walking distance of the city centre as well as being close to a wealth of the finest facilities, amenities and recreational venues the city has to offer.

At the heart of this suburb is No 8 Dodder Terrace, a well-presented two-bedroom red-brick townhouse presented in winkle-in condition thanks to a recent and complete renovation.

Tucked away off Irishtown Road on a quiet cul-de-sac, No 8 was built in the early 1900s and extends to 75 square metres of light-filled accommodation characterised by high ceilings, a private rear courtyard, ample parking and a generous and insulated attic space.

In recent years, a new bathroom, kitchen, electrical, heating and plumbing systems, high level insulation and new windows were all installed, though the house still retains its original charm.

The house comprises a tidy, tiled entrance hall which leads to an open living room/dining room, the same polished cream floor tiles creating fluidity in the space. The south-facing space has a feature original fireplace with tiled inset and built-in display shelves. There's also under stairs storage en route to the rear kitchen.

Upgraded in 2015, the fitted, modern, pale olive base and wall-mounted units have solid timber worktops and white splashback tiles and incorporates a whole gamut of integrated appliances. It has a handy breakfast bar and a separate, shelved utility room which is plumbed for a washing machine and dryer.



From top: the red brick terrace, which has been fully renovated; the private paved courtyard; the open living/dining room. Inset, the fitted modern kitchen



## 8 Dodder Terrace, Irishtown, Dublin 4

Price: €485,000

Beds: two

BER: C2

Agent: Owen Feily at 01-6777100

Sliding doors lead from the kitchen to a private, north-facing paved courtyard with high, boundary walls.

Upstairs the landing offers stairs access to the attic. Off the landing, the main bedroom at the front is south-facing and has lux-



urious carpets, the original cast-iron fireplace and fitted wardrobes.

The second double bedroom at the rear has the same carpets and a corner original

cast-iron fireplace.

The bathroom was upgraded in 2018 and incorporates a bath with an overhead shower, a glass screen, floor and partial wall tiling and white sanitary ware.

The storage attic was insulated in 2017 and has a trap door and carpet.

The front of the property offers on-street parking.

Local amenities include Sandymount Strand, Ringsend Park and selection of cafes, restaurants, pubs and shops in Ballsbridge, Grand Canal Dock, Ringsend, Beggan's Bush and Sandymount, all within a short stroll as well as the Dart at Grand Canal Dock and everything the city centre has to offer.

For more details, contact the agent at 01-6777100.