

29 VICTORIA STREET

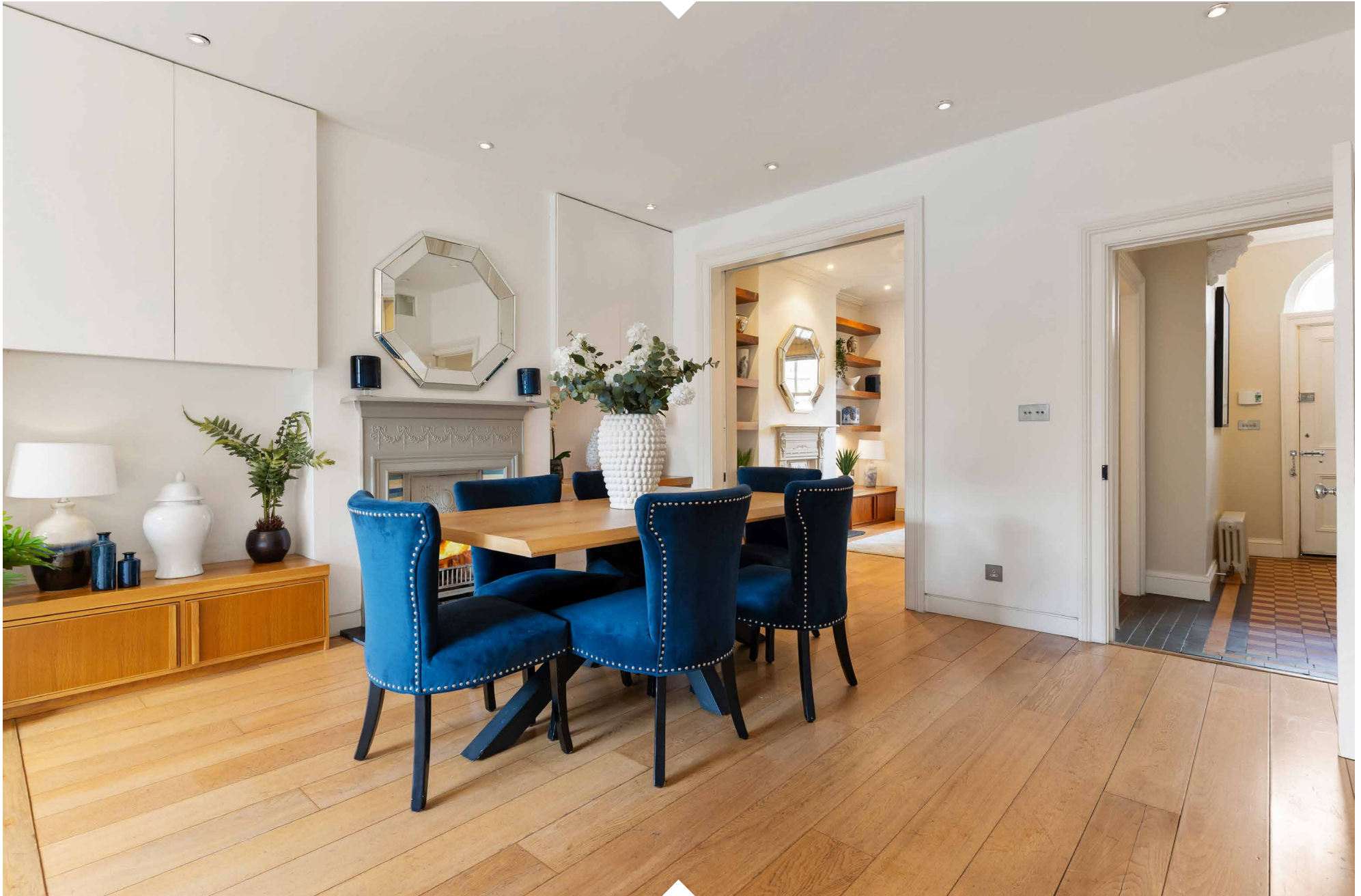
Portobello, Dublin 8

FOR SALE



BER E1



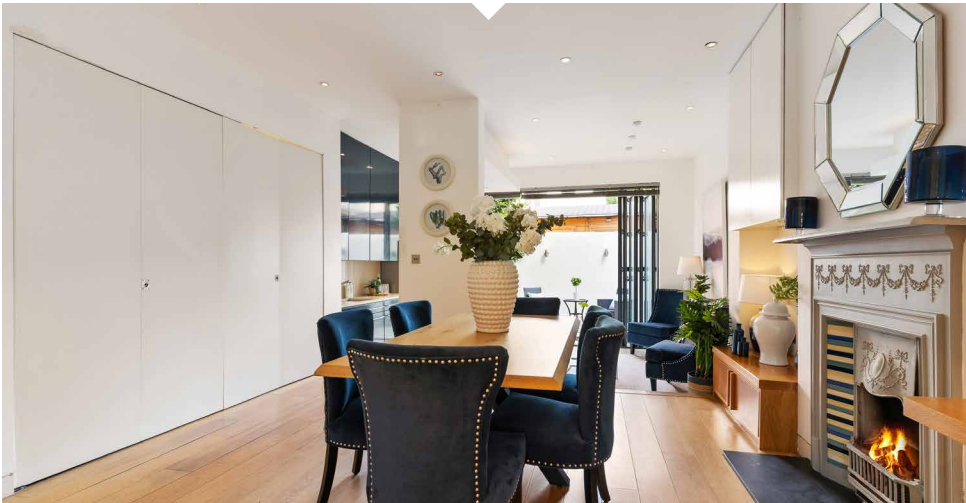
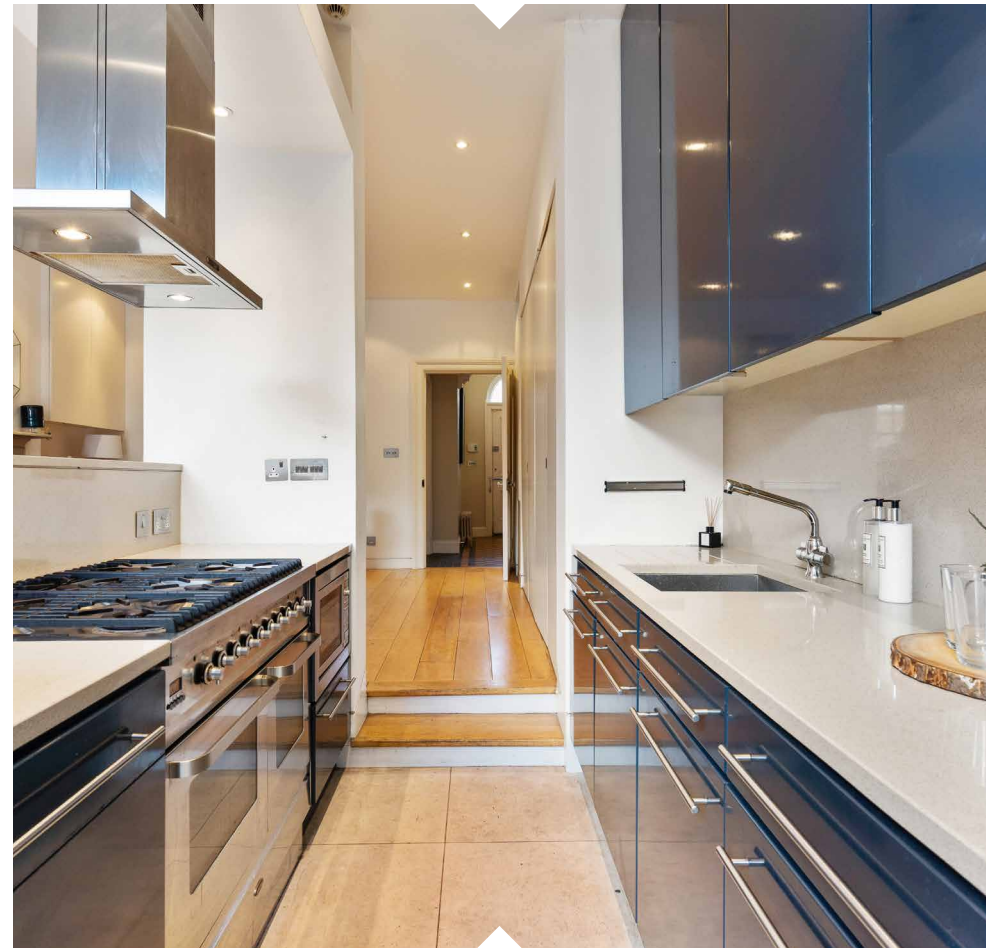


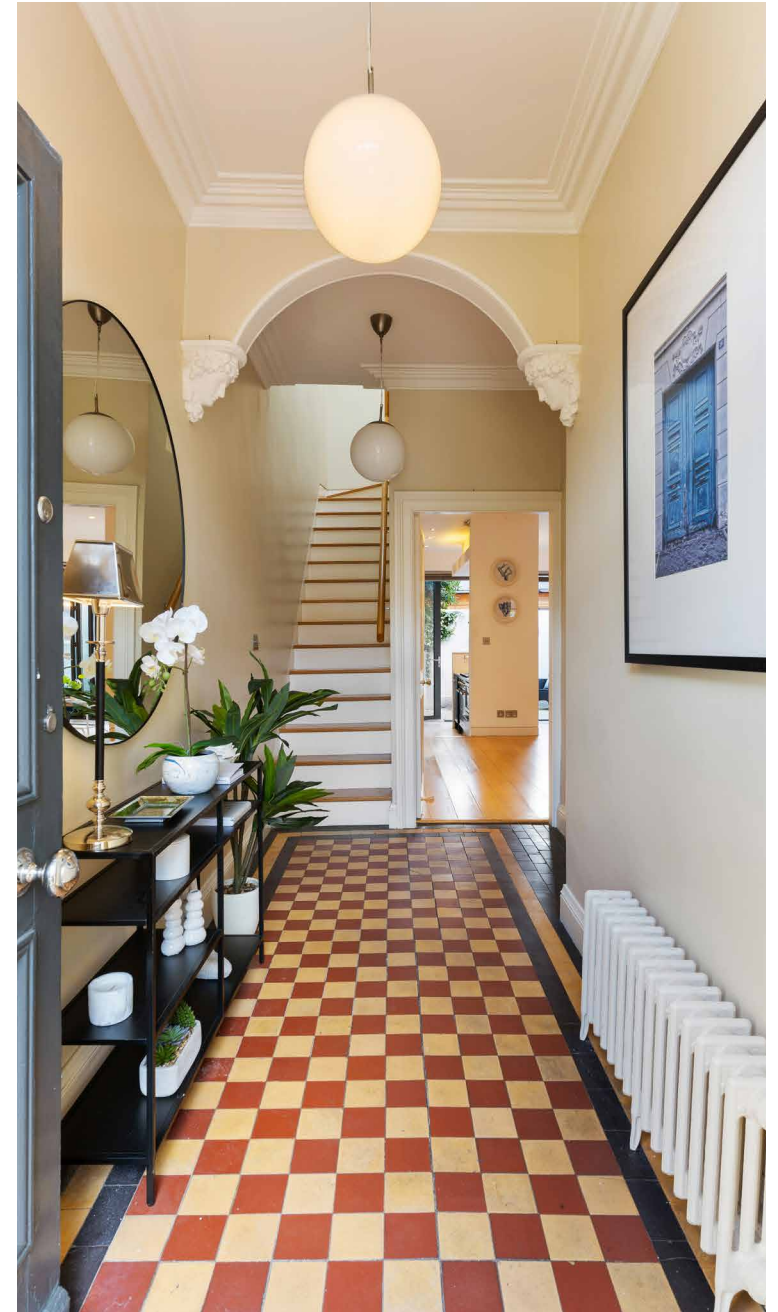
29 VICTORIA STREET

"A stunning red brick Victorian period residence, ideally positioned on this ever popular and quiet residential enclave, in the heart of Dublin 8. Beyond its attractive exterior, lies a most impressive and elegant interior that has been extensively refurbished in recent years with great flair and imagination"

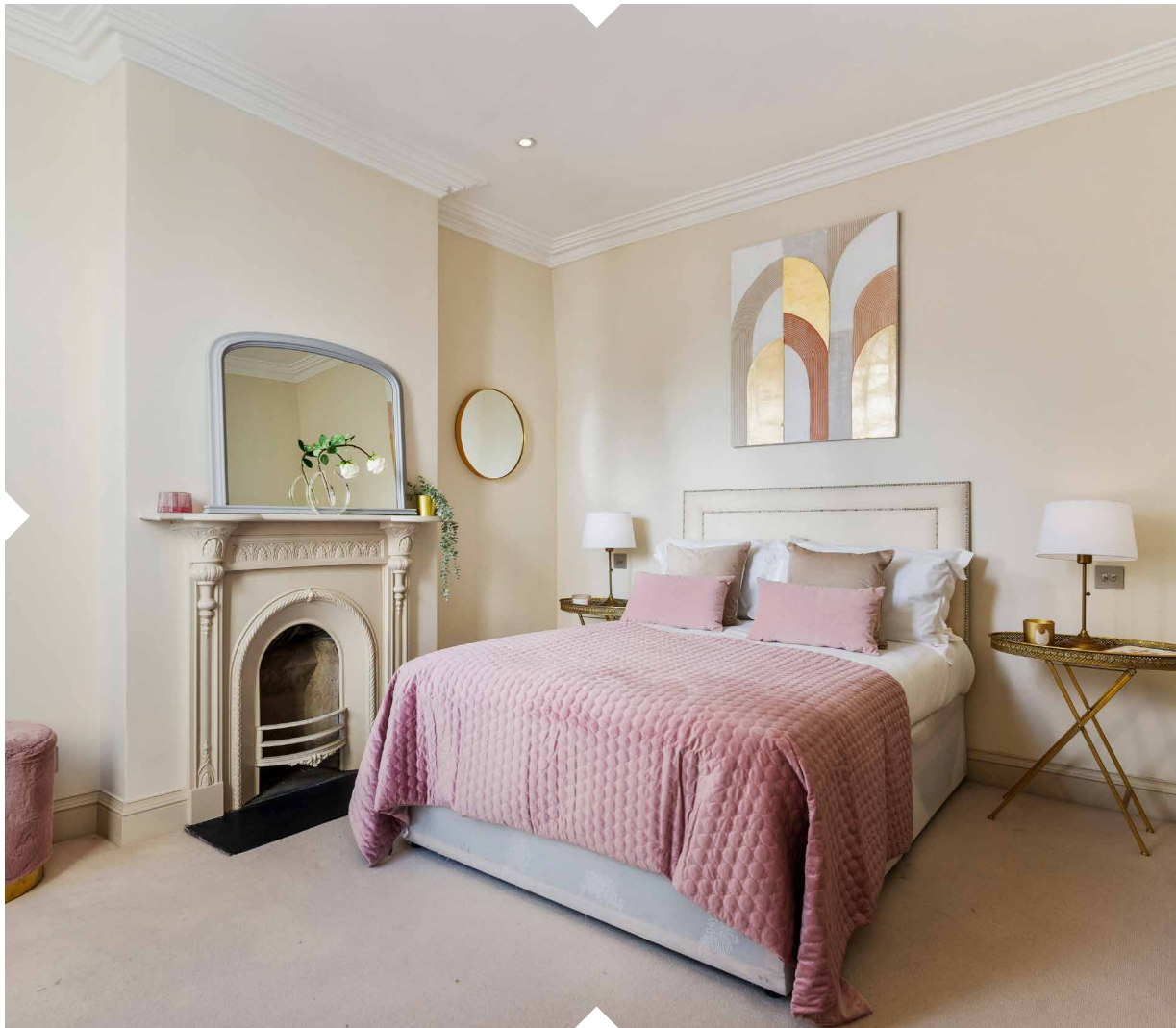
Internally, the light filled accommodation extends to approx. 110 sq. m. / 1,184 sq. ft. and comprises a bright and welcoming entrance hallway with tiled floors and original ceiling coving. To the right is a gracious drawing room with feature open fireplace flanked by alcove shelving and pocket doors through to a spacious open plan living room / kitchen / dining room with glazed accordion doors to the rear patio garden and a very cleverly concealed utility area.

At first floor level, there are two generous double bedrooms, the expansive main bedroom spans the width of the property (could easily be sub-divided to create a third bedroom as required) with extensive built-in wardrobes and a feature cast iron fireplace. The luxurious bathroom with double sinks, corner bath and separate shower cubicle completes the accommodation at this level.





29 VICTORIA STREET



To the front, the garden is laid out mainly in quarry tiles and gravel which is bordered by cast iron railings, mature hedging and shrubbery with pedestrian access to the front. To the rear, the low maintenance patio garden is accessed from the kitchen/dining room. Laid out in Portuguese limestone this area is ideal for al-fresco dining. The property is further enhanced by a private, decked terrace that is accessed from the rear bedroom.





LOCATION

Victoria Street is superbly located in the beating heart of Portobello, with all social and essential amenities on your doorstep to include award winning restaurants such as Locks, Richmond and Bastible; food stores such as the Lennox Street Grocer, numerous coffee shops as well as the

nearby Camden Quarter. The City Centre, St Stephen's Green and the leafy banks of the Grand Canal are all within a gentle stroll.

Multiple Dublin Bike stations are also close to hand, making the car a luxury as opposed to a necessity.

Public Transport options to include the LUAS at Charlemont provides ease of access to Dundrum Town Centre, the city centre and beyond as well as a QBC along South Circular Road.



FEATURES

- Alarm system
- Gas fired central heating
- Attractive original features
- Double glazed windows
- Courtyard garden and first floor terrace
- Residents car parking permit available
- Superbly located close to Dublin city centre



DETAILS

BER: E1 | **No.** 111894614

311.0 kWh/m²/yr

Approx. Size: 110 sq. m. / 1,184 sq. ft.

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



Guy Craigie

Director of Residential
guy.craigie@ie.knightfrank.com



Annemarie Murphy

Sales Negotiator
annemarie.murphy@ie.knightfrank.com



+353 1 634 2466



residential@ie.knightfrank.com

FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



20-21 Upper Pembroke Street
Dublin 2
Tel: +353 1 634 2466

[KnightFrank.ie](https://www.knightfrank.ie)



PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property.

Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001880.