

owenreilly

FOR SALE BY PRIVATE TREATY



19 OVOCA ROAD, PORTOBELLO, DUBLIN 8

BER C3

DESCRIPTION

This superb villa style residence has been completely renovated and extended to the highest of standards to produce a spacious, light filled, two-bedroom home which perfectly blends it's Victorian heritage with modern convenience. Located in the heart of Portobello adjacent to South Circular Road and Camden Street with all its amenities, wine bars, restaurants, and cafes.

Special features include a polished concrete floor with underfloor heating in the living space, stylish Kube kitchen with Siemens appliances, guest bathroom, superb extension with roof lights and large sliding door with gallery glass supplied by The Folding Door Company, low maintenance garden, smart lighting, and ample storage.

The well-proportioned accommodation briefly comprises a welcoming entrance hall, front reception room with cast-iron fireplace and reclaimed timber flooring, steps then lead down to a generous, open plan living/kitchen/dining room with guest bathroom and feature gas fire. On the upper level there are two bedrooms and a luxurious bathroom. Residents on street permit parking is available. Must be viewed to be appreciated!

LOCATION

Ovoca Road is a hugely sought-after address with a village feel on the doorstep of the city centre. Amenities include the leafy banks of the Grand Canal and an array of top pubs, restaurants, cafes, and delis such as Camden Kitchen, Camden Exchange and Delahunt. The area also has excellent transport links. The Harcourt Street Luas stop just a few moments' walk away and many prime bus routes pass along the adjacent South Circular Road. If it's high street fashion and colourful nightlife you're after then St Stephen's Green, Grafton Street, Temple Bar and the National Concert Hall are but a 10–20-minute walk away.

SPECIAL FEATURES

- Two storey period home in turnkey condition.
- Renovated to the highest of standards.
- Light filled extension to rear with underfloor heating.
- Hugely sought-after location in the heart of Portobello.
- Kube kitchen with Siemens appliances.
- Sunny and spacious low maintenance rear garden.
- Host of amenities close by on Camden Street.
- On-street permit parking.
- Ample storage with built in bike rake to front.



ACCOMMODATION

ENTRANCE HALL

(5.03m x 1.63m)

inviting entrance hall with 5.3m high ceiling, solid timber floor, alarm and steps down to living area.

FRONT RECEPTION ROOM

(4.09m x 4.16m)

Featuring an original cast-iron fireplace with gas fire, bare brick wall, down-lighters and sash window. Timber flooring.

GUEST BATHROOM

(2.87 x .71)

Shower and WC.

KITCHEN/ DINING/LIVING

(11.17 x 4.7)

Deceptively spacious and light-filled rear extension with floor to ceiling sliding doors opening onto rear garden, modern gas fireplace, skylights, wall of storage cupboards and built-in display units, concrete tiled floor.

KITCHEN AREA

Wall and floor mounted units by Kube with integrated eye-level oven and microwave, dishwasher, fridge/freezer, washing machine, centre island with induction hob and drawers with ample storage. Corian work tops supplied by Miller Stone.

LANDING

(4.94m x 1.63m)

Solid timber floor and skylight.

BEDROOM 2

(2.98m x 2.98m)

Single bedroom with solid timber floor.

BEDROOM 1

(4.14m x 2.78m)

Double with solid timber floor, built-in wardrobe and window overlooking rear garden.

BATHROOM

(2.43 x 3.88)

On the upper split level, a luxurious bathroom with oval WHB on bespoke cabinet with ample storage, WC, bath with jacuzzi jets, shower cubicle, two heated towel rails, three Velux windows for light/ventilation and tiled walls and floor.

GARDEN

(5.36 x 5.74m)

Paved with raised decked area and shrubbed borders.



owenreilly

VIEWINGS

By appointment

NEGOTIATORS

Owen Reilly &
Clodagh Murphy MSCSI MRICS

FLOOR AREA

118 sq.m

BER

C3



Everything we touch turns to...

ALL ENQUIRIES

4 Camden Market, Grantham Street,
Dublin 8

T 01 475 1275 E sales@owenreilly.ie

www.owenreilly.ie

These particulars are issued by Owen Reilly Property Consultants on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars or the terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

PSRA Licence number: 002370

