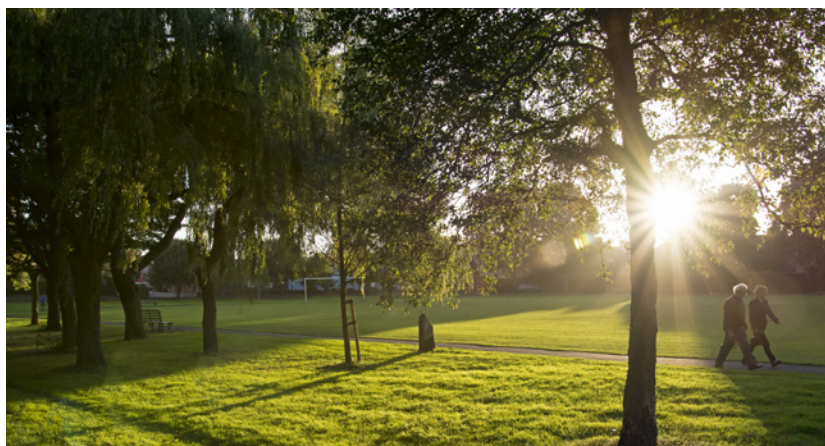


FOR SALE
BY PRIVATE TREATY



62 Pembroke Cottages, Donnybrook, Dublin D04 F6F7



62 Pembroke Cottages , Donnybrook, Dublin 4

BER: C3 | BER Number: 107622458 | EPI: 210.55
kWh/m²/yr | GIA: c. 62 m²

In the heart of Donnybrook Village, no. 62 Pembroke Cottages is ideally located in one of Dublin's most prime residential areas. Donnybrook has all the distinctive flavours of a quaint, modern village, surrounded by pedestrian streets and glorious greenery on the walking trails of the nearby thirty-two acre Herbert Park. Pembroke Cottages offers its residents a unique opportunity to enjoy different sides of city life with both Stephens Green and The Aviva Stadium a short distance away. Constructed in the 1870's on lands owned by The Earl of Pembroke, later additions to the property have tastefully transformed it into a modern and contemporary living space. Behind the backdrop of the traditional red brick façade is a home full of character and with every space available, cleverly utilised.

Combined with Jewel toned feature walls, bespoke architraves, soaring ceilings and sash windows the property is stylish but has not lost any of its traditional charm. The front door opens into the Livingroom and you will immediately notice the raised ceiling which offers an enthusiastic sense of space and natural light throughout

A stylish home with
soaring ceilings &
traditional charms on
the doorstep of 32
acre Herbert Park



the room. The first bedroom with a walk in wardrobe leads off the Livingroom and faces onto the front of the property. The kitchen area is also filled with plenty natural light coming from the centred skylight window above. A bespoke range of fitted kitchen cupboards and centre island also add to the charm this property has to offer. French doors open into the second bedroom which also has a walk in wardrobe and sash window looks out onto the outdoor space. The luxury bathroom is neatly positioned to the rear of the property and with an inviting spacious rainfall walk-in shower. Another doorway leading off the Kitchen takes you out into a quaint City Yard which also accesses an integral utility and storage room where the Gas boiler and washing machine is located.

Donnybrook has a lot to offer as a location, a thriving proactive community with an active tidy towns group. In addition to Herbert Park, there is also a beautiful scenic walkway along the Dodder River. For sport enthusiasts there is Donnybrook Lawn Tennis Club and the new RAW gym is at the entrance to Pembroke Cottages. Rugby fans have the best of both worlds with Leinster Rugby grounds around the corner or the Aviva which is approximately twenty minutes' walk from the property. The RDS is also nearby as is UCD and Vincent's Hospital, the magic of suburban life while being only minutes from Dublin City.

FEATURES

- Sash windows throughout
- Red brick with modern interior
- Bespoke kitchen High ceilings with skylights
- New appliances with SMEG Fridge Freezer
- Two double bedrooms with walk-in wardrobes
- Luxurious bathroom with rainfall walk-in shower (1000mm shower tray) and sash window
- Courtyard with integral utility and storage room
- High skirtings and Victorian architraves around doors
- Original Fireplace Plantation Shutters on windows

ACCOMMODATION

Livingroom - 6m by 3.45m ceiling height is 3.40m (Sash window, fireplace, 3.4m ceiling height)

Bedroom 1 - 2.21m by 2.78m (Sash window with plantation shutters facing onto front)

Bed 1 - Walk-in-wardrobe 1.8m by 2.18m (Fitted wardrobe shoe racks, attic access point)

Kitchen - 2.84m wide by 3.03m (Centre island with sink, bespoke units, standard ceiling height at 2.4m, downlighters)

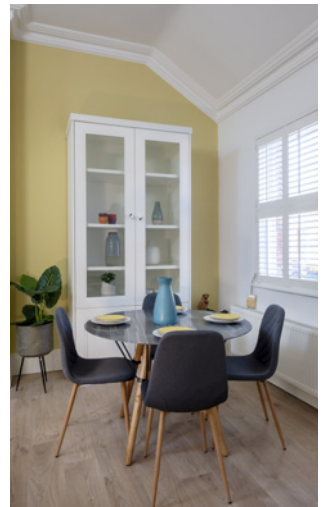
Bedroom 2 - 2.68m doors to wall by 2.68m (Skylight and window facing onto yard)

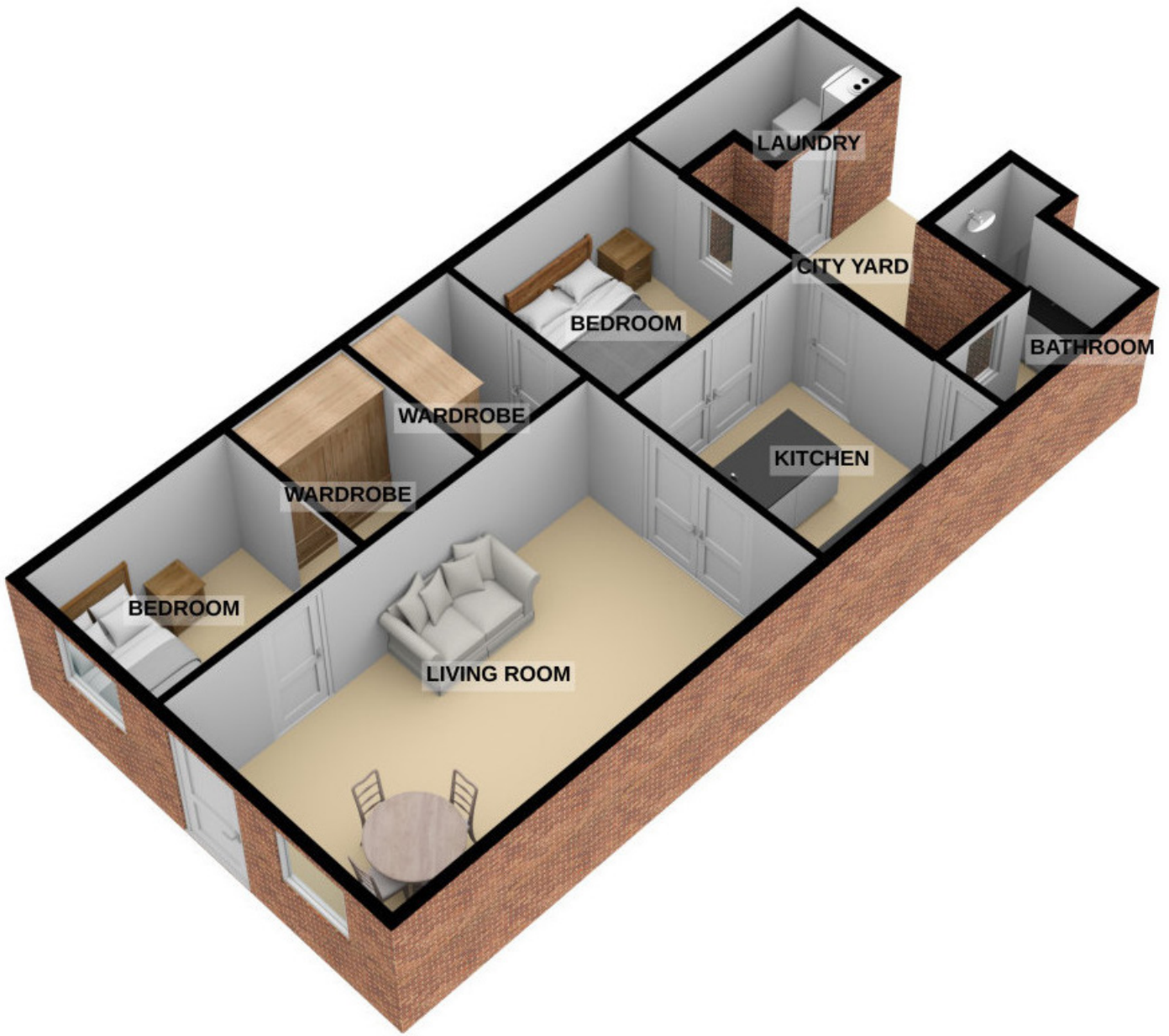
Walking wardrobe - 2.22m wide by 1.28m (Skylight, wardrobe with shelving, radiator)

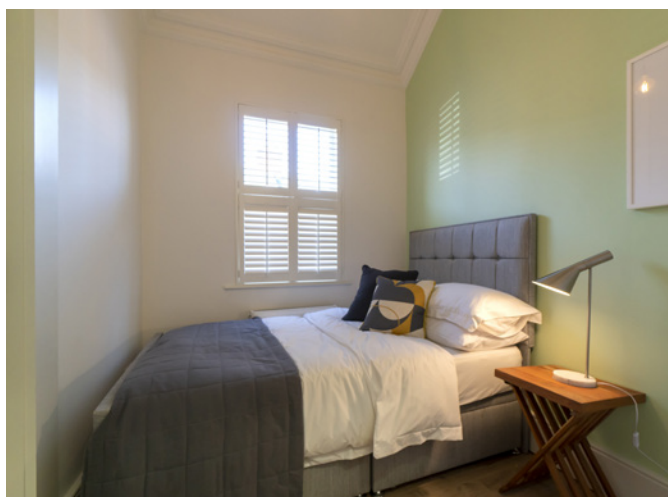
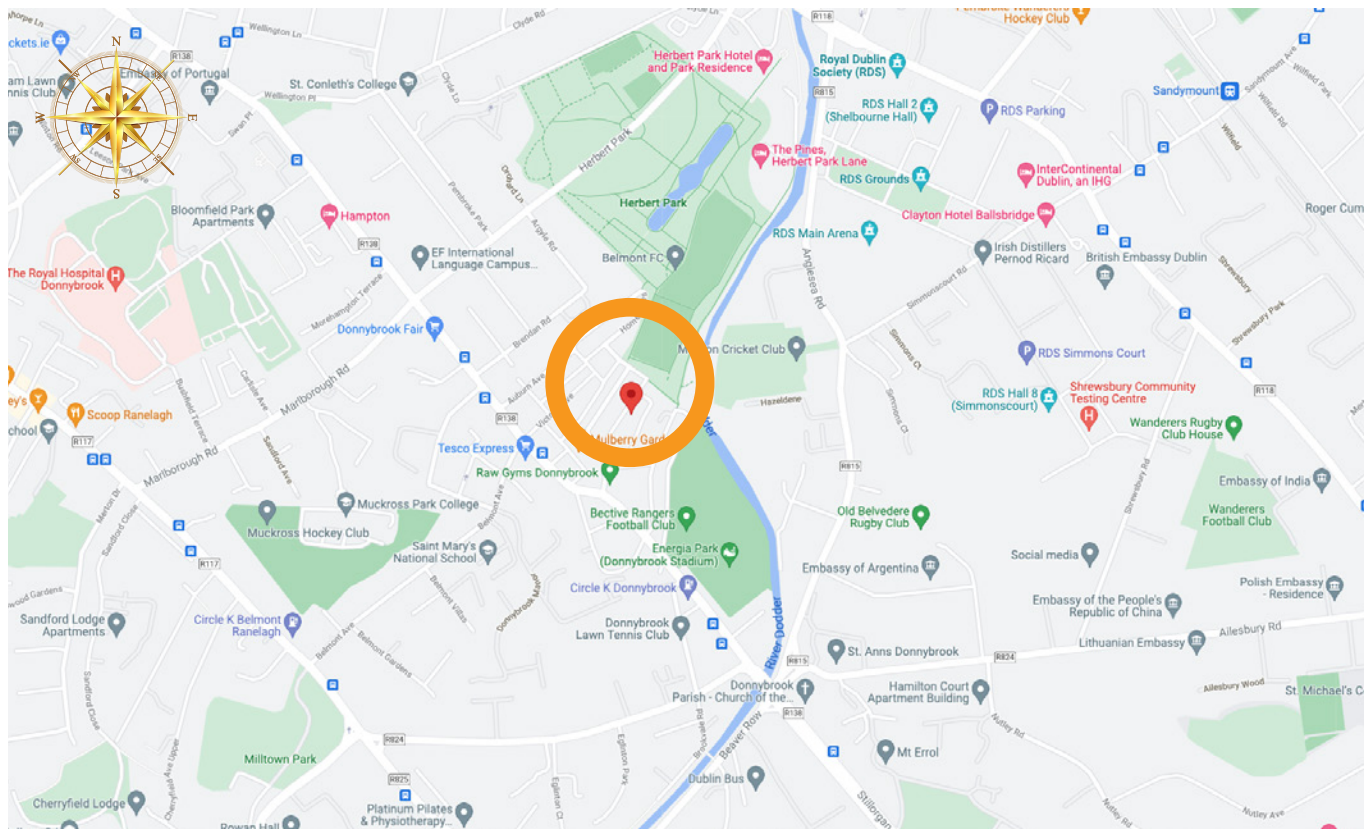
Bathroom - 2.56m by 0.92m plus 0.53 by 2.37 (1.15 by 0.85 shower tray, mirror wc, whb, floor tiles)

Outhouse - 2.79m by 0.85m plus 0.63m by 1.75m (Storage unit with bike racks, washing machine, boiler, tiled floor)









**PAUL
TOBIN**



ACCREDITED
(VALID UNTIL OCT 2020)
THOUGHT LEADER - REAL ESTATE

PSRA Licence Number: 003786 – 006878



Junction 6
River Road
Castleknock
Dublin 15
D15 EA43

Clifton House
Fitzwilliam Street Lower
Dublin 2
D02 XT91

T: 01 902 0092 **E:** info@paultobin.ie
W: www.paultobin.ie



Important Notice: Paul Tobin Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:-(i) The particulars are set out as a outline for the guidance of intending purchasers or leasees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul Tobin Estate Agents has any authority to make or give any representations or warranty whatever in relation to this property.