

FOR SALE  
BY PRIVATE TREATY



18 Rehoboth Place | Dublin 8 | D08 V0F8





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BER: D1 | BER Number: 114737174 | EPI:

242.68kWh/m<sup>2</sup>/y | GIA: c.70m<sup>2</sup>

Boasting a coveted location is this contemporary surprise, hidden behind the traditional exterior of a characterful home renovated in 2019.

The extensive renovation has not only met the requirements of the modern day buyer but has also future proofed the cool pad for years to come. The current owner purchased the property in 2007 and the property's title deeds date back to c.1935. However, some earlier historic records have named dwellers in Rehoboth Place as early as the 1812.

Among the significant works carried out to the property was the reconfiguring of the ground floor layout into an open plan contemporary living space. Listed in the features are a number of upgrades and include a new custom design stairs which was also repositioned to allow for more space underneath as part of the overall new kitchen layout. There is also huge potential to extend the rear of the property similar to neighbouring properties that have a mix of both double storey and ground level extensions.

As much as the property presents immaculately, most importantly items like internal wall insulation, new plumbing and boiler, rewiring and new sash windows were also added as part of the overall project.

Through the front door is a short hallway which leads to the stylish two tone bespoke kitchen. Immediately you will notice the impressive feature island with Quartz worktop and an inset Belfast Style sink. The island also has storage cupboards underneath and comfortably seats up to six persons for dining. Secreted underneath the stairs is a utility area where the Fridge Freezer, washing machine and dryer are concealed within the same bespoke kitchen cupboards. In the original

# A contemporary surprise hidden behind a traditional exterior in one of the worlds coolest neighbourhoods



layout there would have been a fireplace located in the Kitchen, this has now been cleverly repurposed to integrate the oven hob and extractor hood.

The living room faces onto the front of the house and has a wood burning stove in the original fireplace which adds to the cosiness of this room even with a ceiling height of 2.7 meters.

Like many of these early traditional homes, the bathroom is positioned downstairs off the kitchen with a slightly smaller door. However, refurbishment works have really transformed this room with excellent finishes to include feature decorative tiling and a very generous sized walk-in shower.

The stairs is visible once you walk through the front door and presents as a feature in the downstairs open plan layout. The stairs leads up to a return landing where an enlarged window throws tons of natural light onto both the stairs and landing areas. A small flight of steps then take you to the next level, the first floor, where the hot press and three bedrooms are located.

On the landing there is also access to a hideaway attic room via pull down aluminium steps. The impressive floored attic is used regularly by the vendor as a recreational den and a home study. This is also a valuable storage space and has a Velux window adding natural light and views looking across roof tops (see attic photos). There is also potential to convert the attic to a habitable room, subject to the relevant planning permissions.

There are two double bedrooms, the largest has a superking sized bed which fits perfectly in the room and sight of a church steeple through the sash window adds to the character both the home and location has to offer. The adjoining second double bedroom faces onto the front of the property. The third smallest bedroom is currently laid out as a walk-in wardrobe also faces to the front of the house. From the ground floor steps of the stairs right through to the bedrooms is a luxury grey carpet which adds texture to the floor and complements the décor throughout the home.

A private rear garden is accessible through French doors off the kitchen and enjoys a southwest facing aspect. There is also a wooden gate in the garden which leads onto a useful resident's laneway (gated at both ends) ideal for bringing through bins and bikes. The neat garden is very low maintenance and features a beautiful mature Japanese Maple tree on a small grass lawn. Also outside the French doors is a cobble lock patio area which is ideal for sitting out.

The charming three bed is located on Rehoboth Place; a residential road in a vibrant inner-city suburb which steeped in history and character. As recent as only last year Dublin 8 was cited as one of the coolest neighbourhoods in the world by Time Out magazine.

## FEATURES

- Southwest facing rear garden
- Yellow/Red brick front façade recently pointed
- Feature black metal railings on front boundary
- Architecturally redesigned
- Custom designed staircase.
- Sash windows throughout
- Bespoke kitchen by House Kitchens
- Misterio Vicostone Quartz Kitchen worktop
- Villeroy & Boch sink in Island Franke Neptune brass tap.
- Water Filtration system
- Siemens oven and induction hob (Wi-Fi-enabled)
- Bosch appliances

- Oak Animoso flooring throughout downstairs
- Heritage Vintage' sockets in Kitchen
- Shower tray measures 1400mm by 800mm
- Double paneled anthracite tall radiator
- Italian Pearla tiles on the wall (Bathroom)
- Black and white retro floor tiles (Bathroom)
- Rewired the entire of downstairs
- Alarm and control panel with HKC monitoring
- Ideal Logic System S18 Gas Boiler
- New 42inch insulated hot water cylinder
- Three bar Stuart Turner shower booster pump
- 5kw matt black wood burning stove
- Access to the rear lane through the Garden
- On street parking permit for residents
- Wrought Iron railings at front entrance and on sills

## ACCOMMODATION

**Hallway:** 2.10m by 1.13m – Door is wooden with overhead stained glass, Oak Animoso flooring.

**Kitchen:** 3.12m by 4.85m - Island measures 2.18m by 1.22m – Bosch & Siemens Appliances, Oak Animoso flooring.

**Livingroom:** 3.34m by 3.68m – 5kw Stove, Wooden double glazed sash window / decorative ceiling rose, Oak Animoso flooring.

**Bathroom:** 2.45m by 2.10m - Partially tiled walls, downlighters, extractor fan & window

**Main Landing:** 3.44m by 0.72m – Leads to bedrooms and pull-down door access to attic - Short landing return 1.46m by 0.79m, window, Picture rail / coving

**Hot press :** 0.63m by 0.65m – Stuart Turner 3kw pump, new 40L hot water storage tank,

**Main Bedroom 1:** 3.35m by 3.19m - Measurements excludes chimney breast, sash window, carpet, four double sockets, ceiling height 2.72m

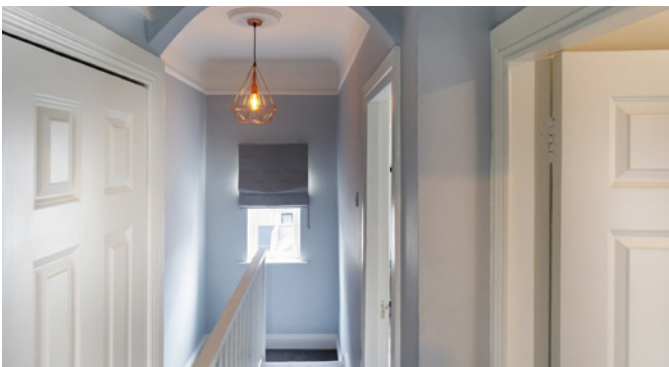
**Bedroom 2:** 2.67m by 3.44m - Measure excludes chimney breast, carpet, sash window, ceiling rose, picture rail, coving, ceiling height 2.72m

**Bedroom 3:** 2.14m by 2.39m - Sash window, picture, ceiling rose & built-in storage cupboard with full ceiling height 0.45m by 0.55m, roman blind, ceiling height 2.72

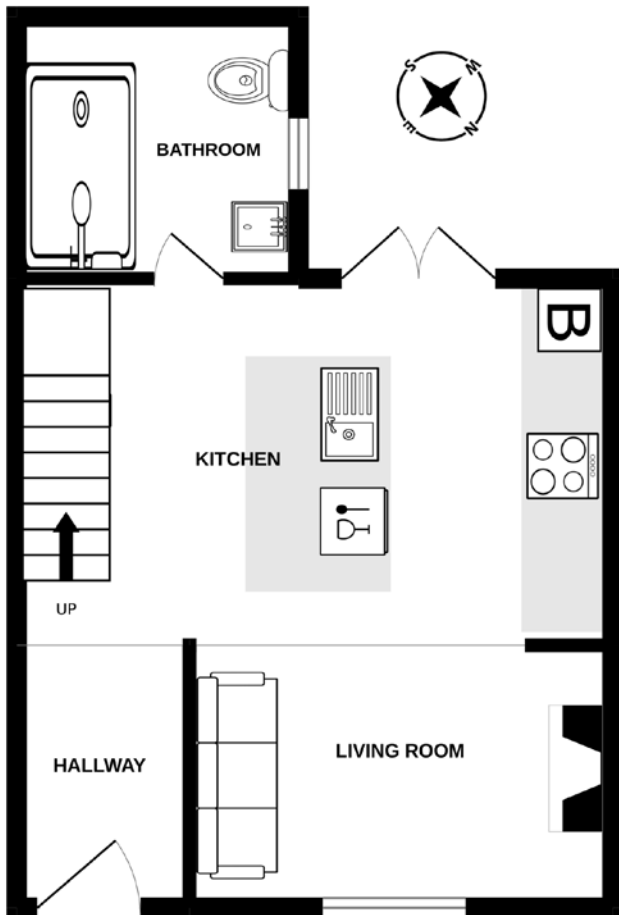
**Attic:** 5.11m by 2.74m – accessible via aluminium pull down ladder, measurements not included in overall measurements, stand up room, storage under eaves, Velux window, centred light, carpeted.

**Rear Garden:** Cobblelock area, garden, boundary walls, planting, Japanese Maple tree, wooden shed, door to resident's laneway.

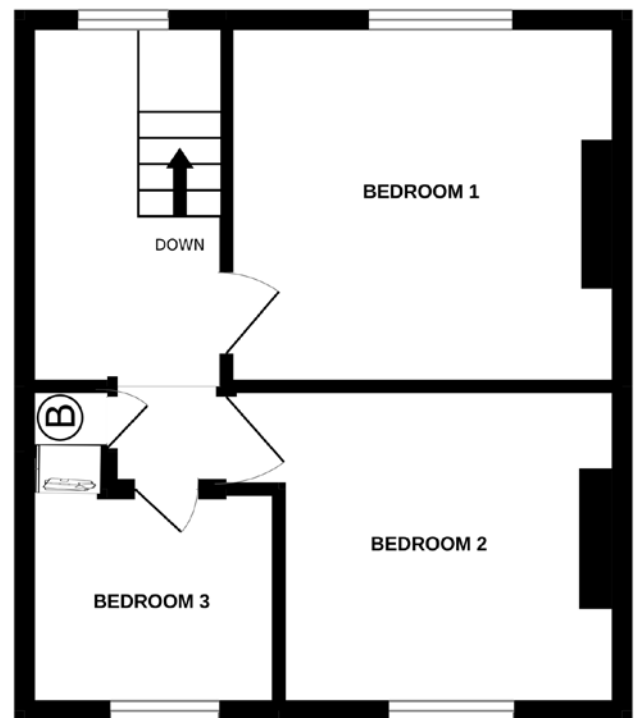




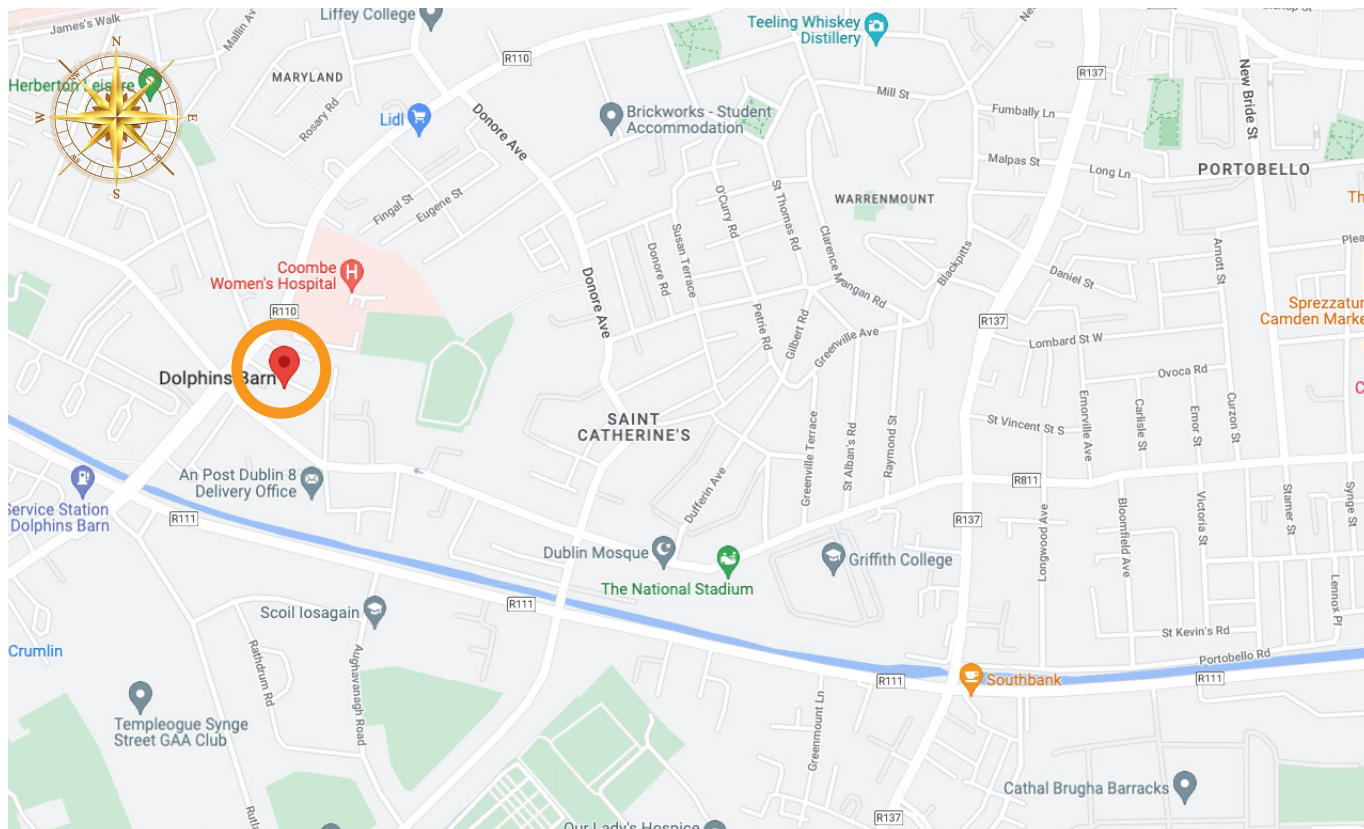
GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



FIRST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.







**PAUL  
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**ACCREDITED**  
(VALID UNTIL OCT 2020)  
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