

FOR SALE
BY PRIVATE TREATY



19 Warrenmount Place, Blackpitts, D08 C8Y8



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BER: D1 | BER Number: 101340446 | EPI: 255.4
kWh/m²/yr | GIA: c. 65 m²

This two bedroom mid-terrace house comes to the market on Warrenmount Place; a quiet cul-de-sac located in the trendy Dublin 8 area of Blackpitts which has become an increasingly sought after address. This vibrant inner-city suburb is steeped in history and character and as recent as last year was cited as one of the coolest neighbourhoods in the world by Time Out magazine.

No.19 is full of charm and offers deceptively spacious & immaculately presented accommodation. On entering the property, you arrive in the living area, boasting solid oak floors, an open fire with feature surround & an understairs storage cupboard. A bespoke handmade staircase also features in the living room and curves to the first floor with an overhead twelve pane sash window.

“Dublin 8 captures
the essence and
charm of the Irish
capital to a tee”

– Time Out Magazine Oct 2021



To the rear of the property is the wall-to-wall kitchen with plenty of cupboard space and worktop surfaces, there is also a separate Kitchen area on the opposite wall which can easily be used as a separate utility area. Like most of these traditional homes built in the early 1900s the bathroom is positioned off the Kitchen with a fully tiled shower enclosure and a Triton Electric Shower. There is also access to a quaint city yard accessible via the Kitchen area with space to create an outdoor setting for both relaxation and to use as storage.

Upstairs you will immediately notice the original floorboards which add to the traditional character and charm this home has to offer. The two bright and airy bedrooms have timber framed sash windows and fitted wardrobes. On the landing area is also access to a floored and very spacious attic (c. 14 sqm) which we would regard as a magnificent addition to this beautiful home.

Dublin Castle and St. Patrick's Park with their beautiful walkways and gardens are remarkably close to the property. The area is also home to bars, cultural venues, distilleries, shops and cafes making the dream of living among the hipsters a reality.

ACCOMMODATION

Living Room: 4.0m x 5.4m

Kitchen area: 3.9m x 4.67m

Bathroom: 2.1m x 1.5m

City yard 2.11m x 1.87m

First Floor

Bedroom 1: 3.64m x 2.5m

Bedroom 2: 2.9m x 2.9m

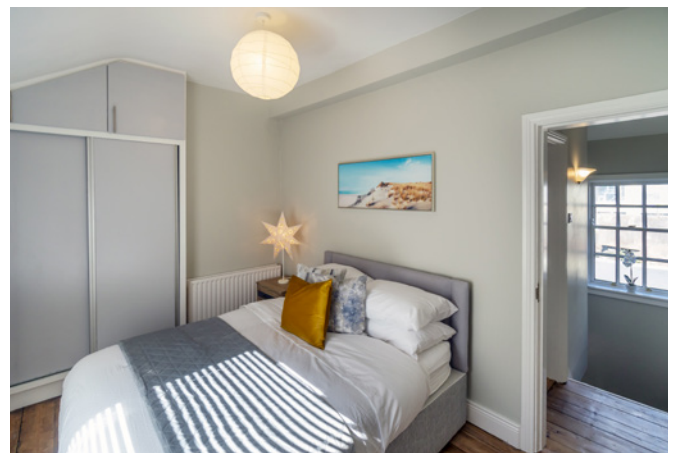
Attic c. 14 sqm

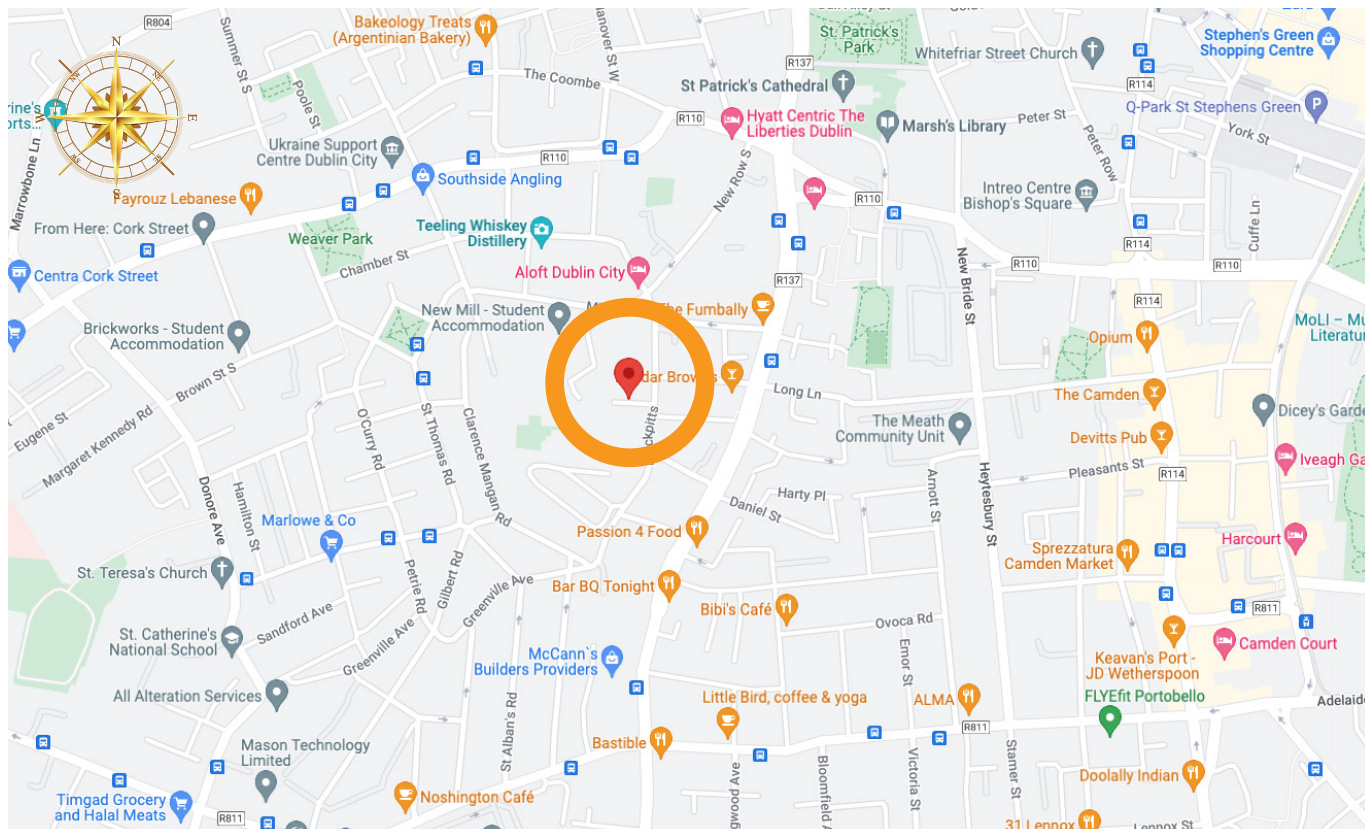
FEATURES

- Gas fired central heating
- Open fireplace with feature surround
- Bespoke staircase
- Timber framed Sash Windows throughout
- Original timber Flooring
- Floored attic space
- City yard
- Fitted wardrobes in both bedrooms
- Understairs storage









**PAUL
TOBIN**

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



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