



13 Bath Street, Irishtown, Dublin 4  
For Sale By Private Treaty  
Asking Price €640,000



Number 13 Bath Street is a stunning 3 bedroom, 3 bathroom, mid-terrace family home situated in the highly sought after and central location of Irishtown in Dublin 4. If you opt to live in Irishtown, you choose to live in an area with character, history and activity. The area was formerly known as the Golden Sands of Irishtown. St Matthew's Royal Chapel, which is visible from the garden, is one of the oldest dating churches in the city, was originally built in 1704 by architect J. F. Fuller before being modernised in 1879.

Dublin City Centre, the Docklands and suburbs such as Ringsend, Donnybrook, Ballsbridge and Sandymount are all easily accessible and along with Irishtown offer a great selection of cafes, restaurants, bars and entertainment venues. Well known landmarks such as Grand Canal Docks, home to the likes of Google and Facebook, Aviva Stadium, Shelbourne Park and Irishtown Stadium are located in the immediate area. In regard to schools there is an excellent choice in the adjacent and surrounding areas.

There are two DART Stations a short walk away at Tritonville Road and Sandymount.

The home has been completely refurbished, including a complete change to the layout to give the home a much more rustic and modern feel as well as greatly enhancing the usability of the space. All works have been completed to the highest standards which will be evident upon viewing. The majority of the doors leading to the bedrooms and bathrooms are made using solid timber and have brass handles.

The attention to detail is unrivalled and works were carried out in conjunction with an Interior Stylist – Niamh Mac Gowan who insisted on the best materials



and products being used – as such a KUBE Kitchen has been installed, fantastic looking hand crafted brass light fittings installed, in trend birch ply shelving used, Sink Solution sink and mixer put in place, solid oak counter top installed along with solid oak bathroom fittings and Colourtrend paint was used to compliment all.

The gardens have been professionally landscaped and include a range of exotic plants and shrubbery including Rodgersia Pinnata, Hosta Halcyon, Alcamilla Mollis and Tetrapanax along with many more.

Accommodation briefly comprises of; a spacious living room, a dining room, kitchen, utility room, 3 x bedrooms, one





being a master en-suite, guest WC, family bathroom, under stairs storage and sunny rear garden.

## **ACCOMMODATION:**

### **LIVING ROOM 7M X 5.1M**

This room is very spacious and stylishly decorated. There is a Heritage stove recessed into the old fireplace which is framed by some of the old brick and this creates a lovely focal point. There are handmade brass lights on the wall which give off a relaxing glow, birch ply shelving, spot lights and porcelain tiling as flooring. There is a large custom made, wooden divider inside the front door that creates a mock hall way to the stairs and incorporates a clever storage solution. Three sash windows in the room

allow the required light into the room. There is a large wooden sliding door, again custom made, that give access to the dining area...

### **KITCHEN & DINING ROOM 6.2M X 5.07M**

The dining room give off a very relaxing feel. It could cater for a large dining table and chairs in a range of configurations. It includes custom made birch ply shelving. The dining room flows into the kitchen. There are EPH controls for the heating in the room.

The kitchen comprises a range of Kube Kitchen wall and base units with soft close feature, including an integrated



Whirlpool fridge /freezer, dishwasher, twin oven and induction hob.

The counter top is made of solid oak and incorporates a copper sink and mixer by Sink Solutions. There is a large skylight insitu offering natural light during the day. There are also spot lights in place. A sliding timber door leads you to the utility and Guest WC, while double doors lead to the sunny aspect garden.

## **GUEST WC**

Accessed via sliding door - the bathroom is nicely designed and includes a WHB & WC.

The wash hand basin was salvaged from an old school and its fittings are finished in brass. The bathroom fittings are made of solid oak and look great. porcelain tiled floors compliment the look.

## **UTILITY**

Wall mounted storage, plumbed for washing machine. Again porcelain tiles are used for flooring.

## **LANDING**

The landing is naturally bright by day thanks to the large window on the turn of the stairs that faces out onto the garden.





At night it is illuminated beautifully thanks to the extra-large decorative light overhead. The stairs and landing have carpet flooring.

### **MASTER BEDROOM: 4.16M X 3.63M**

This room is larger than normal with two windows and positioned to the front of the home and would allow for a king size suite. The layout would allow for furnishings to be assigned in a range of positions. It has a decorative light and antique fireplace which is sure to catch your attention. There are EPH controls for the heating in the room. The floors are carpeted.

### **EN-SUITE**

Nicely designed with WHB, WC, porcelain tiled floor and tiled around a Kristal shower

cubicle complete with a rainforest shower head and heated towel rail. There are spotlights in place as well as decorative hand crafted light fittings and solid oak bathroom fittings. There is a natural light reflector in place also.

### **BEDROOM 2: 4.52M X 3.37M**

Situated to the rear of the home this is another very large which offers views over the garden. There is a stunning feature light in place that compliments the room beautifully. It is finished to include a carpeted floor.

### **BEDROOM 3: 3.33M X 3.11M**

Located to the front of the home, again it benefits from twin windows and is very



spacious with carpeted floor. It offers access to the attic.

### **FAMILY BATHROOM: 2.74M X 1.78M**

There is a lovely bath and shower with a rainforest shower head in place, coupled with the quality bathroom fixtures and solid oak fitting and heated towel rail. Light is created through spot lights and an openable sky light. It is completed by the use of porcelain tiles.

### **GARDEN:**

The garden is located at the rear of the home and offers great privacy but at the same time allows you to take in the city scenery including views of St Matthews Church.

The garden is finished to include quality stone paving and the professional landscaping includes various plant types including Pyracantha, Hosta Sundance, Fern Hardy Shulltelcocks, and large Agapanthus to name but a few.

There is power, water and decorative lighting supplied to the garden. It measures approx. 22ft x 16ft.





## **FEATURES:**

- **UNRIVALLED LOCATION**
- **WELL PROPORTIONED ROOMS – EXCELLENT USE OF SPACE**
- **DOUBLE GLAZED SASH WINDOWS**
- **HOUSE ALARM**
- **QUALITY BRANDS USED THROUGHOUT INCL. KUBE KITCHEN, WHIRLPOOL, SINK SOLUTIONS, ELICA**
- **INTERIOR STYLIST USED TO CREATE THE PERFECT AMBIANCE**
- **DOORS TO MAJORITY OF ROOMS ARE WOODEN WITH BRASS HANDLES**
- **SOLID OAK COUNTER TOPS & BATHROOM FITTINGS**
- **HERITAGE STOVE**
- **CUSTOMISED BIRCH PLY SHELVING AND MANTEL PIECE**
- **SELECTION OF HAND MADE LIGHTS – ALL WALL MOUNTED LIGHTS INCLUDED**
- **PORCELAIN TILING**
- **COLORTREND PAINT USED**
- **GARDEN WAS PROFESSIONALLY LANDSCAPED**
- **GFCH – LOGIC COMBI C24 BOILER. EPH HEATING CONTROLS IN OPERATION.**
- **IP RATING FOR BATHROOMS**
- **APPROX 143 SQ.M. / 1,536 SQ.FT EXCLUDING TERRACE**
- **BER B2**

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