

FOR SALE
BY PRIVATE TREATY



46 Harold Road, Stoneybatter, Dublin 7



46 Harold Road, Stoneybatter, Dublin 7, D07 K5X5

BER: C1 | BER Number: 108846684 | EPI: 153.86
kWh/m²/yr | GIA: c. 70 m²

Two bedroom mid-terrace house for sale in Ireland's coolest neighbourhood.

Recently voted Ireland's coolest neighbourhood and coming in at 40th in the World; Stoneybatter is the current must have address. Often described as a Village in the City; it offers a wonderful mix of being able to live in a small and quaint community spirited neighbourhood, yet with all the conveniences of the city within touching distance.

No. 46 Harold Road is full of character and charm, the property was extensively redesigned in 2016 by renowned architect Shane Cotter (Architectural Farm). On entering the property, you arrive in the open plan living area which peers through to the Kitchen; a clever raised floor divides both these rooms and a feature Iroko staircase with brass balusters sets the tone for the immense creativity to follow throughout the home.

The living room has an inset stove in the original chimney breast with a decorative tiled hearth surround and the hot press is tucked under the staircase. The stylish Kube kitchen is white and bright with soft closing cupboards and a Carrara Silestone polished finish kitchen-countertop.

Architect redesigned redbrick & Ireland's coolest neighbourhood



There is a dining room table and chairs also in the open plan kitchen area. Another fabulous feature is the Aluminium floor to ceiling bi folding doors which open fully into a small sun terrace and with a full height storage unit.

The feature staircase leads to the first floor where a flight of steps to the left will bring you to the bathroom and the master bedroom and the opposite flight to the second bedroom and a tidy planting roof terrace. Both landings offer an array of natural light coming from two large motorised roof Velux windows and a feature window on the opposite side. A clever office space area has also been created on the landing. The bathroom also benefits from plenty of natural light with additional motorised tilted windows and a pull down clothes line and shelving is a well thought out feature.

The bathroom has a step free spacious wet room shower with floor mosaic tiles and an overhead rain head shower. The master bedroom faces onto the front of the property featuring a cast iron fire surround and sash window with plantation shutters. Also, a built-in mirrored slide robe sits between the chimney breast and the outer wall. The second bedroom on the opposite landing faces onto the rear of the house and this room also has a sash window with plantation shutters.

The Luas and the City Centre is only a few minutes away making this a perfect location especially for those without a car. Stoneybatter boasts several village type local shops, trendy bars & restaurants, and a Vegan café. The Phoenix Park and Heuston Train station are also a short walk from the property.

By appointment - Paul Tobin Estate Agents

FEATURES

- Built c.1934 by the Dublin Artisans' Dwelling Company Rear extension built c.1970
- Roof replaced in 2008. Complete renovation in 2016 Fully insulated and re-wired
- Brickwork repointed and seamless gutters installed Carlson double glazed sash windows
- Wooden plantation shutters
- Iroko staircase with brass balusters
- Gas Central Heating with T27 Zone Programme Velux Integra remote control roof windows
- Kube kitchen featuring Carrara Silestone countertop Securiguard alarm.

ACCOMMODATION

Livingroom 4.11m x 2.7m with Heat Design solid fuel stove and decorative tiled hearth, fitted bookshelves and open storage unit.

Understairs hot press - 0.8m x 1.39m with hot water storage tank.

Kitchen 3.79m x 2.6m plus 1.72m x 1.32m High gloss units with soft closing doors, integrated washer/dryer, fridge freezer, eye level oven and microwave. Bosch electric hob with extractor hood, subway tiles, ceiling downlighters and heating controls.

Sun terrace 1.64m x 2.9m Aluminium corner bi-folding glass doors opening onto patio area with a full height storage unit and north/east orientation.

The first landing 2.71 x 1.98m with two motorised Velux windows, attic, open desk area 0.9m x 0.9m.

Bathroom wet room 2.67m x 1.67m tiled floor and walls, overhead rain shower & handheld shower with sunken open shelving, shower screen. Vanity sink unit with mirror, WC, extraction fan, electric operated windows, towel radiator and overhead storage shelving.

Master Bedroom 3.63m x 2.65m original tongue and groove flooring painted with cast iron fireplace and decorative tiled hearth, sash window with shutters, 5 double sockets (1 raised for TV) and thermostat.

Bedroom 2 2.78m x 2.46m with window facing onto the rear of the property.

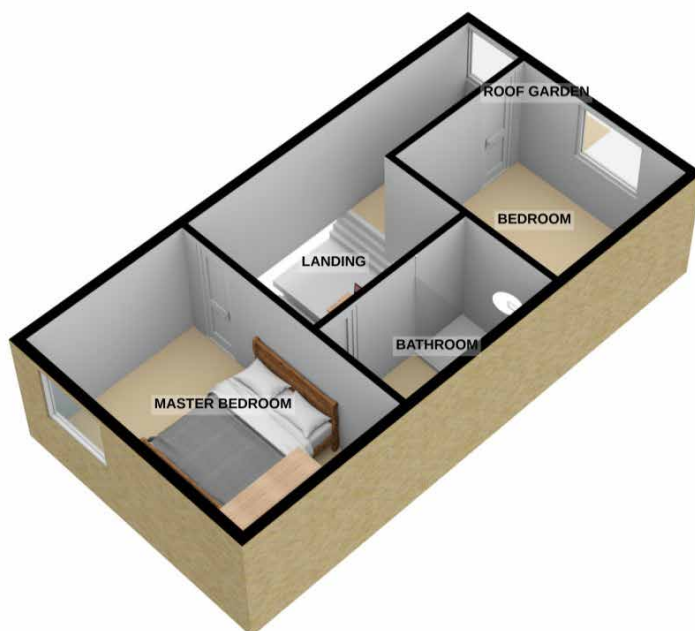
The second landing 0.85m x 1.8m approaching the second bedroom with feature window 1.76m high by 0.66m wide which opens out onto and roof planting garden, protective height glass restricts access for children.

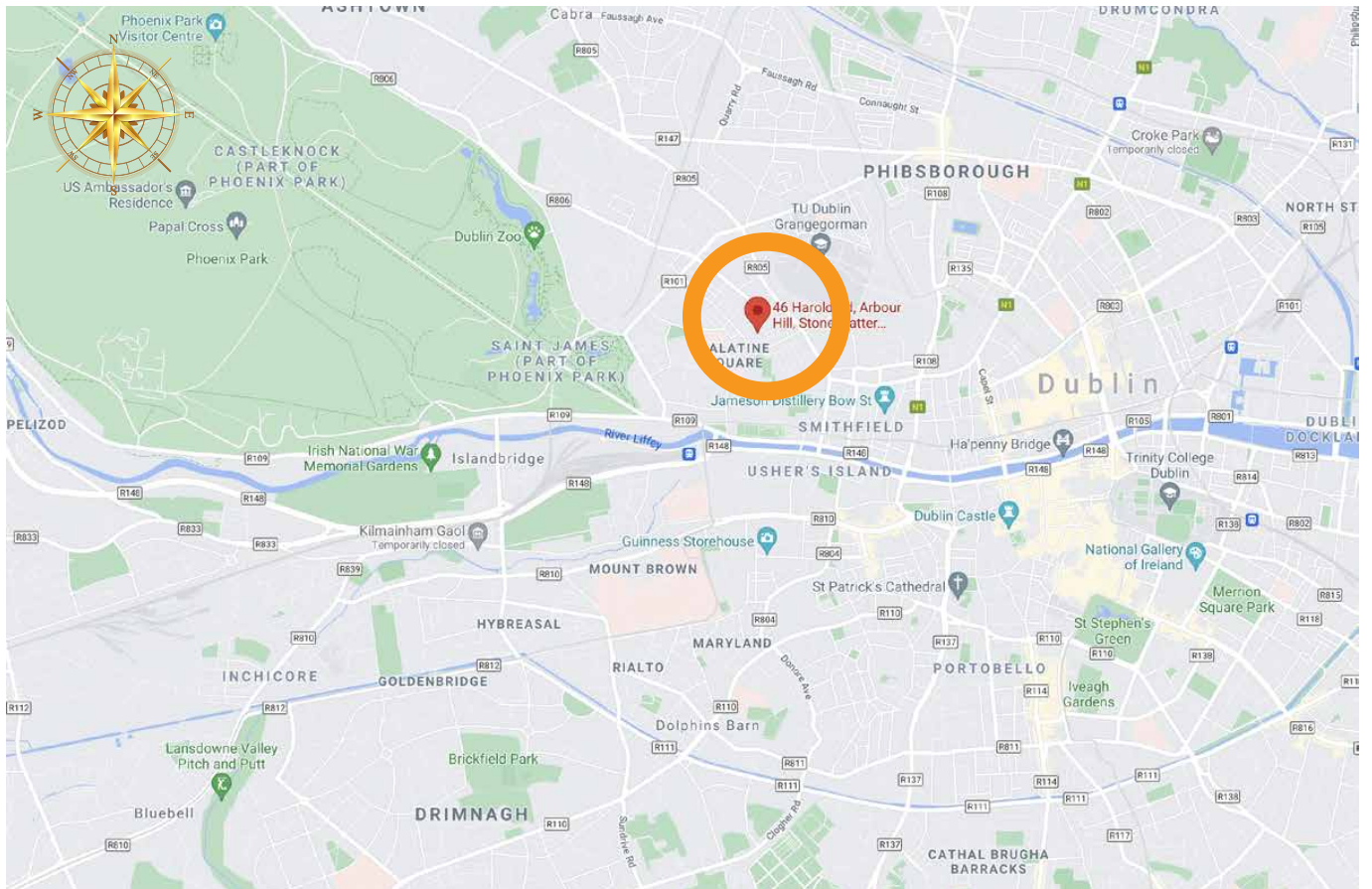


GROUND FLOOR



FIRST FLOOR





**PAUL
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PSRA Licence Number: 003786



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(VALID UNTIL OCT 2020)
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