

# PEMBROKE HOUSE



5 Bath Street, Irishtown, Dublin 4

**FOR SALE**



BER D1

# PEMBROKE HOUSE

*An attractive period home built in c.1850 extending to approx. 145 sq. m / 1,561 sq. ft. of beautifully proportioned accommodation laid out over two floors.*

A period door opens into a welcoming reception hallway with marble tiled flooring and under stairs storage. Off the hallway to the front of the property is the first bedroom with ensuite.

There are two further double bedrooms with the second bedroom having the benefit of an ensuite shower room. The third bedroom is located to the rear of the property and has access to the rear garden. This room could also be used as home office / additional reception room. A bathroom completes the ground floor accommodation. A timber staircase ascends to the first floor where there is an impressive open plan living space with feature marble fireplace and three picture windows overlooking the front. An open arch leads to the kitchen / dining room which caters for modern day contemporary living.











# ACCOMMODATION



The kitchen is fitted with cream floor mounted units complemented by timber counter tops, five ring gas hob, stainless steel extractor fan, built-in electric oven, Belfast sink unit, integrated dishwasher, solid timber flooring and door to Juliet balcony.

The rear of the property enjoys a courtyard garden offering immense privacy and seclusion while to the front there is on street parking. Pembroke house enjoys modern conveniences to include gas fired under floor heating throughout the ground floor with radiators upstairs, a central vacuuming system and timber sliding sash windows. There are many period features within the property to include antique French Oak floors and carved architraves.





# ACCOMMODATION







# ACCOMMODATION





# LOCATION

Situated in this most convenient location within the village of Irishtown, Pembroke House is also a short stroll from Sandymount Beach and Village.

There is an extensive range of amenities within the immediate area including cafés, restaurants, and Lansdowne/Barrow Street DART Station. A wide range of recreational facilities are catered for such as

Lansdowne Tennis Club, Sandymount Strand, Railway Union Sports Club, West Wood Club, Ringsend Park, football pitches, tennis courts, children's playground and leisurely strolls around the duck pond.

Also close at hand are the Aviva Stadium, the RDS Showgrounds and Sandymount Dart station is less than a 10-minute stroll away.

There is an excellent choice of primary and secondary schools in the vicinity to include Star of the Sea, Scoil Mhuire, St Michael's College, Blackrock College, St. Andrews, Muckross Park & Loreto College St. Stephen's Green. This address manages to blend desirable residential features with superb proximity to the CBD.



## FEATURES

- Gas fired central heating throughout
- Timber sash windows throughout
- Antique white marble fireplace in Drawing Room
- Central vacuuming system
- Not a protected structure



## DETAILS

**BER:** D1 **BER Number:** 102719010

**Approx. size:** 145 sq.m / 1,561 sq.ft

**Viewings:** By Appointment

## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

## CONTACT



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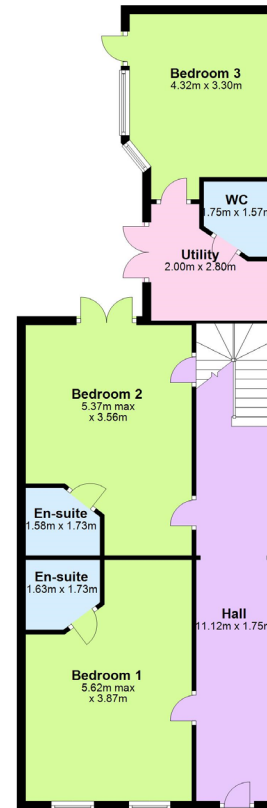
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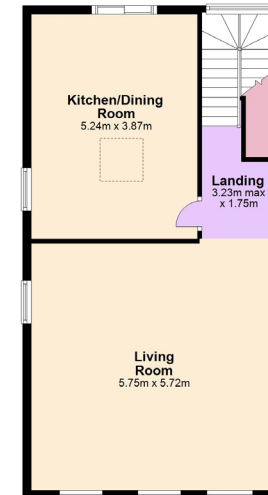
residential@ie.knightfrank.com

# FLOOR PLANS

Ground Floor



First Floor



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



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