

FOR SALE BY PRIVATE TREATY



**31 SOUTH CIRCULAR ROAD,  
PORTOBELLO,  
DUBLIN 8**



## DESCRIPTION

Owen Reilly is delighted to present this end of terrace, red brick, period residence with rear access. The property is currently laid out in seven bedsit units producing a strong rent roll. Of course the property offers tremendous potential as a private home and will therefore be of interest to home buyers and investors alike. Many period features still in place and a south facing aspect to rear with a garage providing potential for development and off street parking. Must be viewed to be appreciated.

## LOCATION

Portobello is an unrivalled location with its charming streets of red brick houses and pleasant walks along the banks of the canal. The vibrant Camden Street and surrounding areas has many and varied eateries on offer. St. Stephen's Green and Grafton Street are a short stroll away offering a great selection of shops. Nearby recreational amenities include walks along the canal bank, the Iveagh Gardens and the National Concert Hall. The Luas line from Harcourt Street runs directly to Dundrum, Sandyford and Leopardstown and the area is also served by numerous bus routes.

## SPECIAL FEATURES

- Superb Victorian residence
- Many period features still intact
- Gas fired central heating
- South facing to rear
- Strong rental roll - €49,320
- All units comply with regulations
- Garage with access from Victoria Street
- On street resident disk parking



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## ACCOMMODATION

### Ground Floor

**Entrance Hall** (10.49m x 1.97m) ornate ceiling plasterwork, window with shutters.

**Bedsit 2** to front off Entrance Hall (4.83m x 3.67m) ornate ceiling plasterwork, original fireplace, kitchen, shower room.

**Bedsit 5** to rear off Entrance Hall (4.70m x 3.60m) kitchen, shower room.

**Bedsit 3** to rear (7.35m x 3.11m) separate living room, kitchen and bedroom, shower room off kitchen.

### First Floor Return

**Landing** (4.64m x 1.90m) ornate ceiling plasterwork.

**Bedsit 6** (4.45m x 3.79m) kitchen, shower room.

**Bedsit 1** (4.81m x 3.90m) fireplace, kitchen, shower room.

### First Floor

**Bedsit 8** (5.36m x 4.31m) kitchen, shower room, separate double bedroom.

### Second Floor Return

**Landing** (2.04 x 1.42) ornate ceiling plasterwork.

**Bedsit 7** (4.67m x 3.73m) kitchen, shower room.



## VIEWING

By appointment

## NEGOTIATORS

Owen Reilly &  
Emer Costello

## FLOOR AREA

c. 170 sq. m.

## BER RATING

E2



## Everything we touch turns to...

### ALL ENQUIRIES

**4 Camden Market, Grantham Street,  
Portobello, Dublin 8**

**T 01 475 1275 E [sales@owenreilly.ie](mailto:sales@owenreilly.ie)**

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