For Sale

Asking Price: €850,000



1 Pembroke Cottages, Booterstown,
Co. Dublin, A94 C9V3

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BER B

GROUND FLOOR



Tucked away in one of Booterstown's most charming and historic settings, 1 Pembroke Cottages is a rare opportunity to acquire an original Pembroke Cottage in short walking distance to the Dart and the N11. This beautiful home has been meticulously restored and upgraded to exacting architectural standards. Behind its characterful façade lies a beautifully curated home where period charm and contemporary design are perfectly balanced. Original sash windows with shutters, engineered solid oak flooring and high ceilings combine to create an atmosphere of warmth, elegance and authenticity throughout.

The accommodation extends to a welcoming living room featuring an open fireplace with brick surround and slate hearth, with a separate work from home space including built in storage and desk area. Flowing seamlessly from the living room is the stylish kitchen/dining room which is fitted with an excellent range of cabinetry and premium integrated appliances including a Zanussi oven, induction hob, Bosch extractor, microwave and fridge freezer. Bi-folding doors flood the space with natural light and provide a seamless connection to the rear garden.

Two generous double bedrooms offer comfortable and thoughtfully designed accommodation, while the contemporary bathroom is beautifully finished with full tiling, a large rooflight, vanity storage and a rainfall shower.

Extensively upgraded in recent years, the property boasts underfloor heating throughout, gas-fired central heating, upgraded underfloor insulation, externally wrapped walls to the side and rear, internal warm-board insulation and Munster Joinery triple-glazed windows to the rear. The cottage was re-roofed and re-pointed in 2022, ensuring excellent energy efficiency and peace of mind for years to come.

Combining historic character with modern comfort, 1 Pembroke Cottages is a truly unique home in a highly sought-after South Dublin location.

SPECIAL FEATURES

- • Munster joinery triple glazed windows to the rear
- • Re-roofed in 2022 and re-pointed
- • Underfloor heating throughout
- • Upgraded underfloor insulation throughout
- • GFCH
- • Rear and side of cottage has been wrapped externally
- • Warm board fitted internally on external walls
- • Sunny orientation to the rear

ACCOMMODATION

Floor Area: 72.4sq.m. / 779sq.ft. approx.

Living/Sitting Room 4.40m x 4.30m (14'5" x 14'1")
Engineered solid oak flooring, sash windows with original shutters, two windows to the front. Open fireplace with gas connection, slate hearth, old brick surround.

Bedroom 1 2.97m x 2.08m (9'9" x 6'10")
Engineered solid oak flooring, window to side, high ceilings.

Bathroom 2.54m x 1.75m (8'4" x 5'9")
Fully tiled, wc, wash hand basin with understorage, large rooflight, rainfall shower head.

Bedroom 2 3.67m x 2.89m (12' x 9'6")
Double room with feature wall panelling, window overlooking rear garden, fitted wardrobe.

Kitchen/Dining Room 5.05m x 3.32m (16'7" x 10'11")
Fitted storage cupboard, excellent array of high gloss kitchen units, integrated microwave, fridge freezer, Zanussi oven, Inducton hob, Bosch extractor. Bi-folding doors opening onto the rear gardens.





GARDEN

The sunny rear garden has been designed as an extension of the living space, providing an ideal setting for both relaxation and entertaining. A large decked terrace offers ample space for outdoor dining, while a raised lawn, mature planting and attractive flowerbeds create a peaceful and secluded backdrop. The garden is framed by original brick walls and further benefits from outdoor storage sheds together with a covered side passage with ample storage and access from the front so bikes can be easily stored.



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