

FOR SALE
BY PRIVATE TREATY



4 Harold Road, Stoneybatter, Dublin 7



4 Harold Road, Stoneybatter, Dublin D07 A0C5

BER: B2 | BER Number: 104783972 | EPI: 19.58 kWh/m²/yr | GIA: c. 70 m²

A surprising colourful and contemporary space behind a traditional exterior is this two bedroom mid-terrace house for sale in one of Ireland's coolest neighbourhood.

The property was originally built in 1934 and having been reconfigured in 2014 has come a long way to meet modern sustainability with its B2 Energy Rating. The colour drenched trendy home was originally an artisan dwelling and its traditional frontage adds to its amazing character. The contemporary renovations will not only meet the space demands of the modern buyer but has future proofed the cool pad for years to come.

Extensive works carried out in 2014 include new plumbing and electrics throughout, stairway centered, wall insulation new and reconditioned flooring to include new roofing. The clever works were respectful of the original features and as much as possible was salvaged. The double extension to the rear did compromise the outdoor space but it was a good trade-off for well-proportioned bedrooms and living space, every inch of available space has been cleverly maximised.

B2 Energy Rating and a Masterclass in Ergonomics



Upon entering the front door is the Livingroom and immediately you will notice the feature centered stairway with glass panels which allow a peak through to the Kitchen. There is a wood burning stove in the living room with abstract Spanish wave tiles on the chimney breast. A designated home office space with a pull out desk has also been added underneath the stairway. The flooring downstairs is made from Acacia wood which is very durable and runs from the living right through to the Kitchen. The L shaped Kitchen is positioned on the opposite side of the stairs with the sink facing the Livingroom and not a wall. The dining area has banquette seating which also acts as a storage unit and a creative external Mural on the outdoor wall provides a fun backdrop while cooking and dining. The outdoor space is compact however it does manage to house the washer dryer & bike and provides an open air space off the Kitchen with French doors.

The upstairs has really benefitted from the double extension adding skylights which draws the light down into the house. The upstairs is as quirky as downstairs with the colourful bathroom on two levels; the ground level is where the sink and vanity area are positioned, three steps up and you are in the raised shower and toilet area. Both bedrooms are good sized doubles which can be very difficult to achieve even when renovating in these houses.

The property did feature as a finalist in RTE's Home of Year 2019 and was described by one Judge as a "masterclass in ergonomics".

To arrange a viewing contact Paul Tobin Estate Agents on 019020092



FEATURES

- B2 Energy Rating
- Completely Renovated in 2014
- Re wired, plumbed and insulated
- Roof upgraded
- Acacia hardwood flooring throughout downstairs
- Sash windows
- Custom built office and file storage unit
- Wood burning stove
- Solid walnut staircase with Glass inset
- Banquette seating in the Kitchen with more storage
- Handmade Kitchen units with Quartz countertop
- French double doors leading to the outdoor space with glass side panels
- Original floorboards upstairs - Painted
- Split level bathroom with retro tiling, a vintage vanity unit and custom wallpaper
- Skylights in the Bathroom and Landing
- Bathroom 1400mm Shower tray with glass screen
- Overhead Rain shower and handheld shower
- Clever storage throughout
- Belling Appliances
- Outdoor Laundry closet
- Finalist in Home of The Year 2019

ACCOMMODATION

Living room - 5.5m x 4m

Kitchen - 3.6m x 4m

Outdoor Space - 4m x 0.8m

Landing - 1.73m x 1m

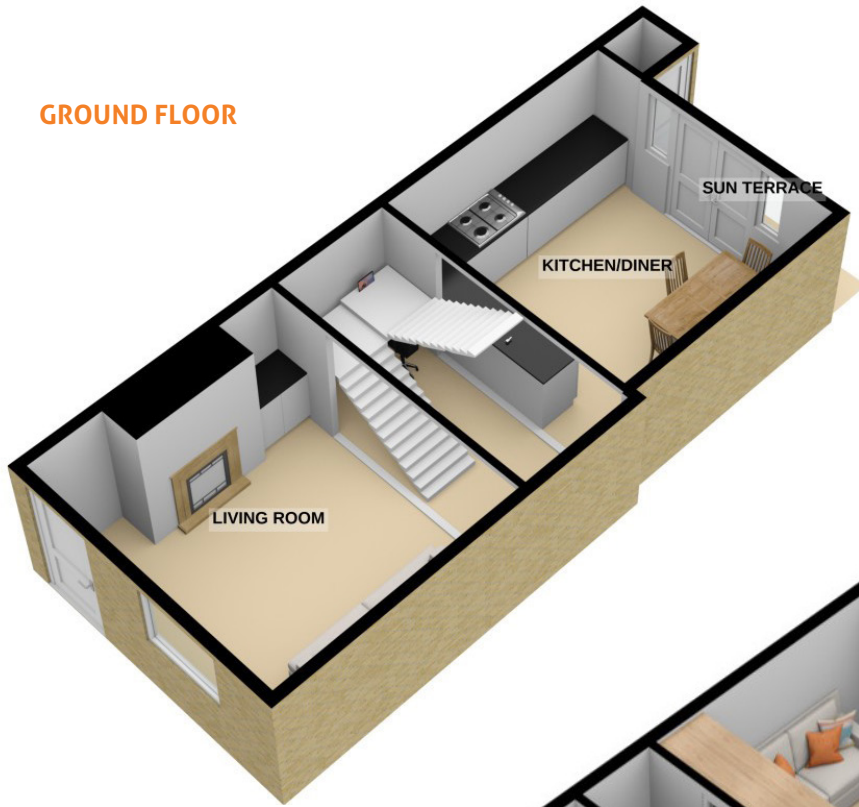
Bathroom - 2.8m x 1.6m

Bedroom 1 - 2.7m x 4m

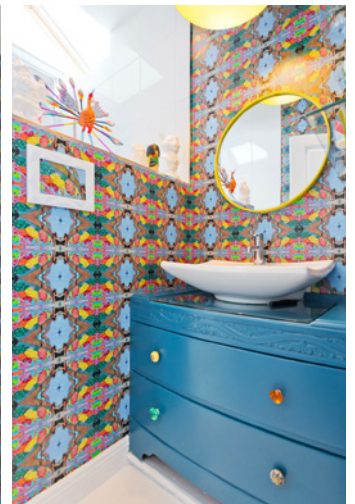
Bedroom 2 - 3.3m x 3.6m

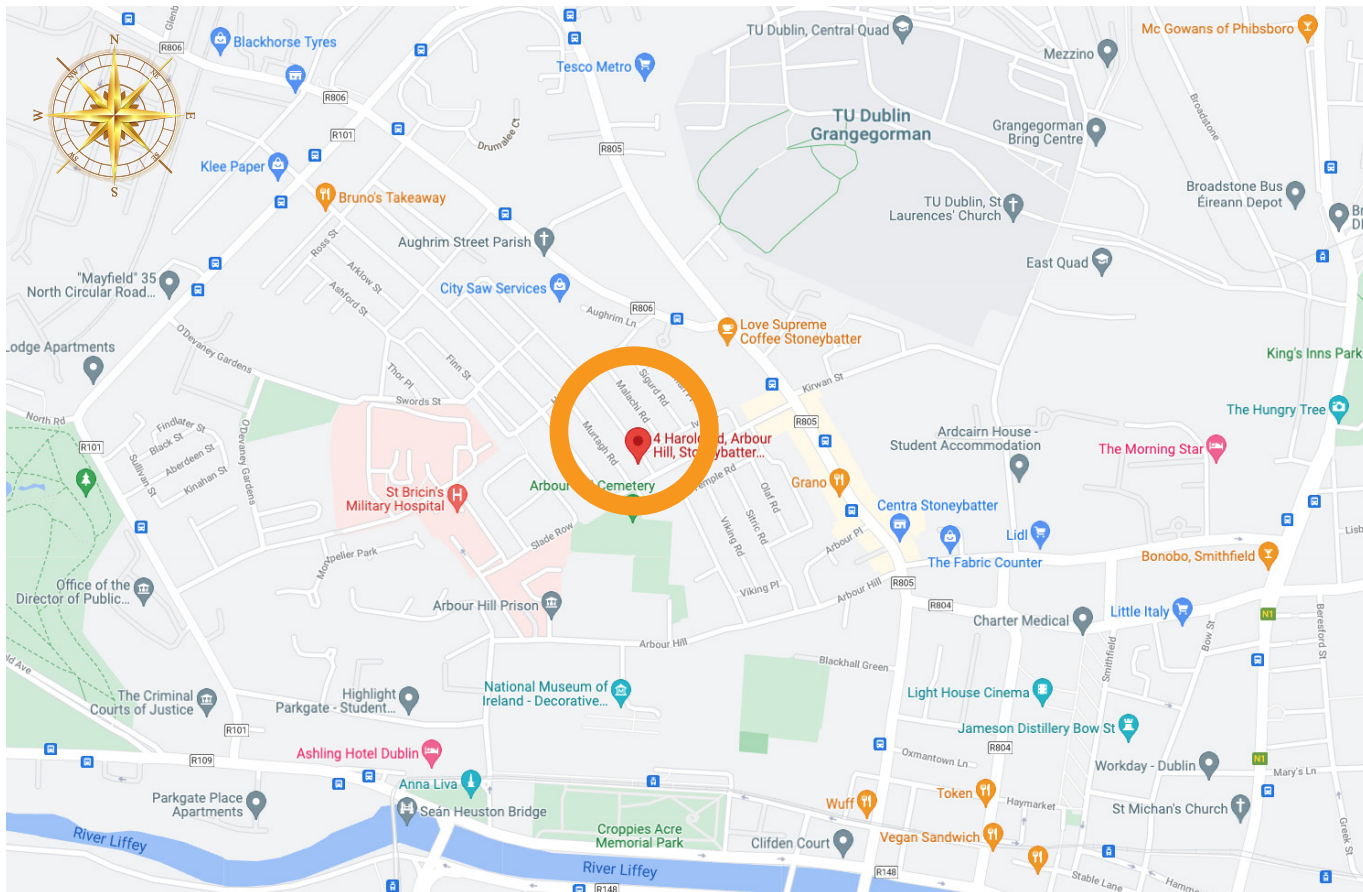


GROUND FLOOR



FIRST FLOOR





**PAUL
TOBIN**

PSRA Licence Number: 003786



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(VALID UNTIL OCT 2020)
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