

For Sale

Asking Price: €595,000

Sherry
FitzGerald



43 Reuben Street,
Rialto,
Dublin 8,
D08 E36H

BER D1

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and modern two-bedroom redbrick terrace home on Reuben Street with the added benefit of a dormer loft room. No. 43 has been fully refurbished to an extremely high standard, with well-proportioned useable accommodation throughout the home. Which is further enhanced by a well-appointed and private rear garden.

Opening from the front door, a bright and spacious entrance hall welcomes you with double-height ceilings and striking Victorian black-and-white checkerboard flooring. The hall leads effortlessly to the main living room and steps down to a downstairs WC & the utility area, while an original staircase ascends to the first-floor landing, blending period charm with modern functionality. The main living room is to the front of the home which boasts generous proportions, featuring a large front-facing window with a bespoke surround, elegant shutters fills the room with natural light. An original feature fireplace with a tiled hearth forms a charming focal point, complemented by built-in storage to either side of the chimney breast. A contemporary vertical double-column wall-mounted radiator and hardwood flooring complete the space, which flows seamlessly through to the family room. The family room is again of good size with beautifully crafted handmade timber cabinetry sits either side of the original chimney breast, providing characterful built-in storage and a charming focal point to the room. Hardwood flooring runs throughout, while double doors open to steps leading down into a spacious and thoughtfully designed open-plan kitchen.

The real hub of the home is the sympathetically extended open plan kitchen/dining room. The kitchen is beautifully appointed with bespoke basalt black wall and base cabinetry; this striking kitchen is complemented by expansive quartz work surfaces and a seamless matching splashback. There is space for a Rangemaster-style cooker with gas hob and statement extractor above, alongside a suite of integrated appliances. The impressive central island, finished with a waterfall-edge quartz worktop, features an inset sink with an elegant, brushed gold mixer tap. Porcelain tiled flooring with underfloor heating runs throughout, while two substantial roof lanterns and a dramatic floor-to-ceiling sliding door flood the space with natural light and open effortlessly onto a level garden patio, creating exceptional indoor-outdoor flow.

Moving to the first floor, you'll find two spacious double bedrooms, a well-appointed family bathroom and stairs to the loft room.

Bedroom One is a generous double bedroom featuring two front-facing windows with bespoke timber shutters, filling the room with natural light. An original feature fireplace with a tiled hearth provides a charming focal point, flanked by built-in storage either side of the chimney breast. The room is completed with a wall-mounted radiator and laminate flooring. Bedroom Two is a sizeable double bedroom featuring a rear-facing window with a timber surround, filling the space with natural light. An original feature fireplace with a tiled hearth adds character, complemented by a vertical wall-mounted column radiator, built-in wardrobes provide practical storage and laminate flooring. The family bathroom is complete with an Opaque side-aspect window, featuring a deep-fill bath with a mains-fed rainfall shower and separate handheld attachment, complemented by a Crittal-style glass shower screen. A wall-mounted feature vanity unit with a centred basin and mixer tap, a wall-hung WC, and a matt black heated towel rail complete the space, all finished with floor-to-ceiling tiling.

Moving to the second floor, we come to a great sized loft room, which has an abundance of natural light provided via a rear-facing dormer window overlooking the garden. The room benefits from built-in storage, easy access to eaves storage, and laminate flooring, creating a versatile and well-appointed space.

This completes the living accommodation thought this beautiful home and we highly recommend viewing.



Accommodation

Entrance Hall 1.93m x 5.22m (6'4" x 17'2"): Opening from the front door, a bright and spacious entrance hall with double-height ceilings, Victorian black-and-white checkerboard flooring. The hall leads effortlessly to the main living room and steps down to a downstairs WC & the utility area, while an original staircase ascends to the first-floor landing.

Living Room 3.97m x 3.28m (13' x 10'9"): A large front-facing window with a bespoke surround and elegant shutters fills the room with natural light. An original feature fireplace with a tiled hearth, built-in storage to either side of the chimney breast, vertical double-column wall-mounted radiator, hardwood flooring completes the space, which flows seamlessly through to the family room.

Family Room 3.20m x 3.30m (10'6" x 10'10"): Beautifully crafted handmade timber cabinetry sits either side of the original chimney breast, providing characterful built-in storage, hardwood flooring runs throughout, while double doors open to steps leading down into the open-plan kitchen area.

Utility Room 1.71m x 1.90m (5'7" x 6'3"): Space for a stacked washing machine and dryer, with built-in storage concealing a gas-fired boiler and a hot press with a pressurized water tank. Porcelain tiled flooring with underfloor heating runs throughout, while glass-paneled double doors open seamlessly into the open-plan kitchen.

Open Plan Kitchen/ Dining Room 5.00m x 6.98m (16'5" x 22'11"): Beautifully appointed with bespoke basalt black wall and base cabinetry, expansive quartz work surfaces and a seamless matching splashback. There is space for a Rangemaster-style cooker with gas hob and extractor above, alongside a suite of integrated appliances. The impressive central island, finished with a waterfall-edge quartz worktop, features an inset sink with an elegant brushed gold mixer tap. Porcelain tiled flooring with underfloor heating runs throughout.

Landing 1.93m x 3.31m (6'4" x 10'10"): The split-level landing provides access to a well-appointed family bathroom and rises to the upper level, offering two generous double bedrooms, useful understairs storage, and further stairs to the loft room.

Bedroom 1 5.10m x 3.28m (16'9" x 10'9"): A generous double bedroom featuring two front-facing windows with bespoke timber shutters, an original feature fireplace with a tiled hearth, built-in storage either side of the chimney breast. The room is completed with a wall-mounted radiator and laminate flooring.

Bedroom 2 3.40m x 3.27m (11'2" x 10'9"): A sizeable double bedroom featuring a rear-facing window with a timber surround, an original feature fireplace with a tiled hearth, a vertical wall-mounted column radiator, built-in wardrobes and laminate flooring.

Bathroom 2.23m x 2.10m (7'4" x 6'11"): Opaque side-aspect window, featuring a deep-fill bath with a mains-fed rainfall shower and separate handheld attachment, a Crittal-style glass shower screen, wall-mounted feature vanity unit with a centered basin and mixer tap, a wall-hung WC, and a matt black heated towel rail and finished with floor-to-ceiling tiling.

Loft Room 3.28m x 3.44m (10'9" x 11'3"): A spacious loft room featuring a rear-facing dormer window overlooking the garden. The room benefits from built-in storage, easy access to eaves storage, and laminate flooring and well-appointed space.





Outside:

A low-maintenance garden seamlessly extending from the rear of the home onto a spacious, same level paved patio perfectly designed for entertaining. This exquisite outdoor space is bordered by a raised bed finished with rich bark mulch, with stone steps leading to an elevated sun-drenched patio, ideal for relaxing and entertaining during warm afternoons and evenings.

Special Features & Services

- Turnkey Condition Redbrick Home
- Extended Open Plan Kitchen/Dining Room
- Two Double Bedrooms.
- Underfloor Heating
- Loft Room With Dormer
- Enclosed Split Level Rear Garden.

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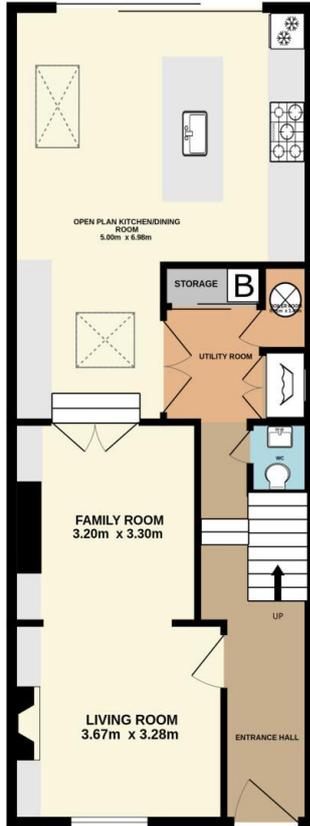


Location:

The location is second to none being within just a short stroll of a wealth of amenities both social and essential including The New Childrens Hospital, an abundance of shops, bars and restaurants, and a short walk to the Luas line and many bus routes. Many schools and colleges including St Catherine's, Griffith College and Portobello College are located close by.



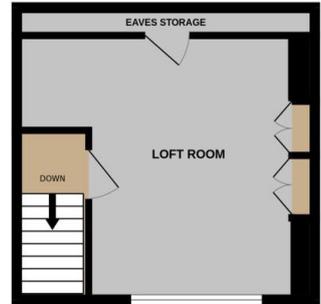
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Not to scale. Identification only
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MORTGAGE ADVICE

SOLICITOR

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