



35 Lombard Street West, Dublin 8

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER D2



For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market this stunning Victorian three bedroom villa style property in the heart of Dublin 8. This attractive property with its red brick façade and bay window is nestled on fashionable leafy Lombard Street West just a short walk from the city centre, Camden Street and a host of amenities. The property has been sensitively restored by the current owner preserving its period charm (including plasterwork, pitch pine flooring, 12ft ceilings and cast iron fire surrounds) while adding touches of modern elegance. Throughout the property the elegant proportions and wonderful quality of light engender an atmosphere redolent of a bygone era of gentility.

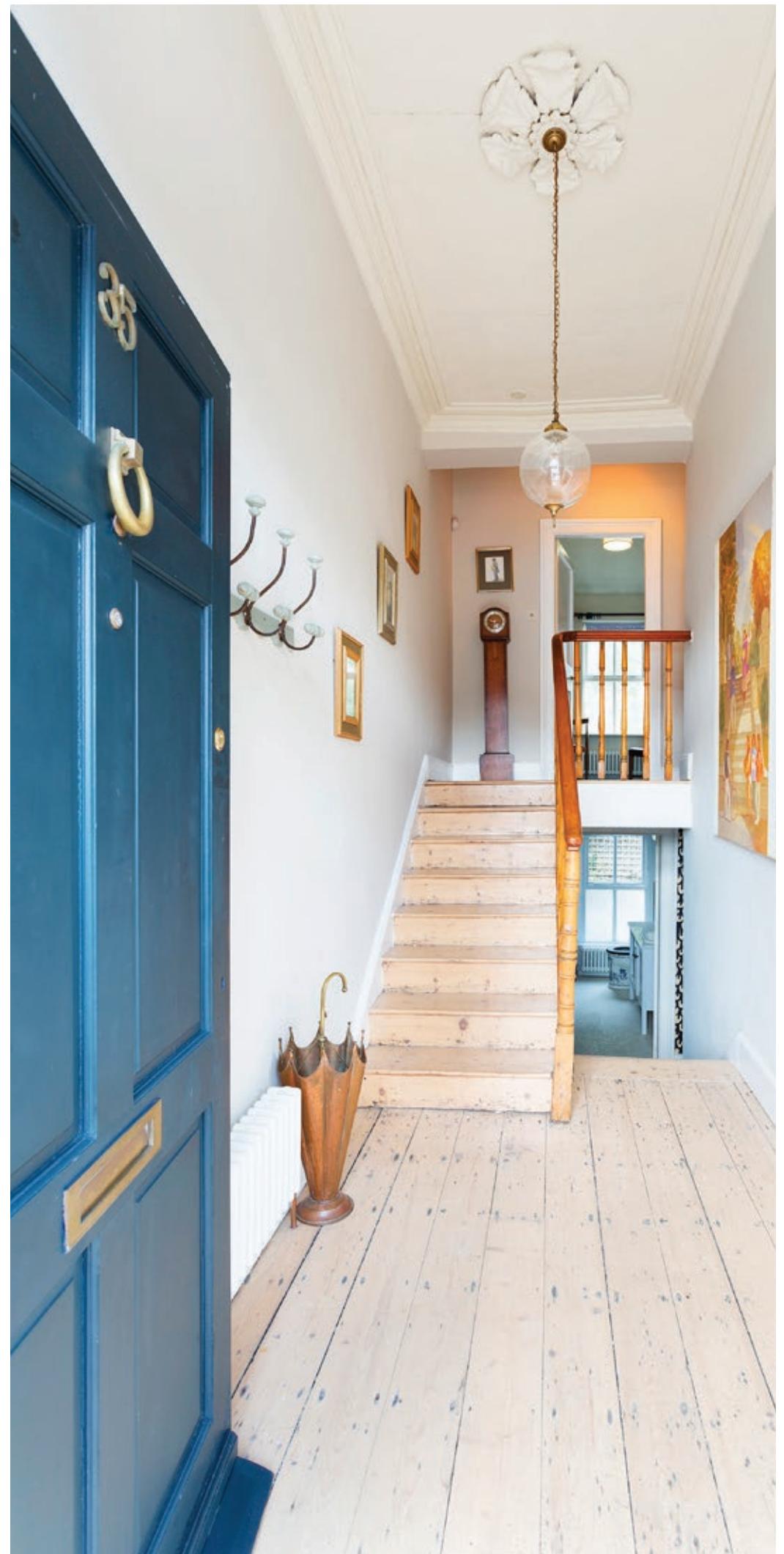
Upon entering the property one is welcomed by a grand hall with a period staircase leading to the first floor and garden level. To the right there is a large drawing room with 12ft ceilings and an attractive bay window. At garden level there is a smart kitchen/breakfast room with hand crafted kitchen units and French doors to the garden. There is also a very attractive luxuriously appointed bathroom with period detailing and a bedroom with French doors to the garden at this level. Rising to the first floor one finds a superb large master bedroom and a single bedroom.

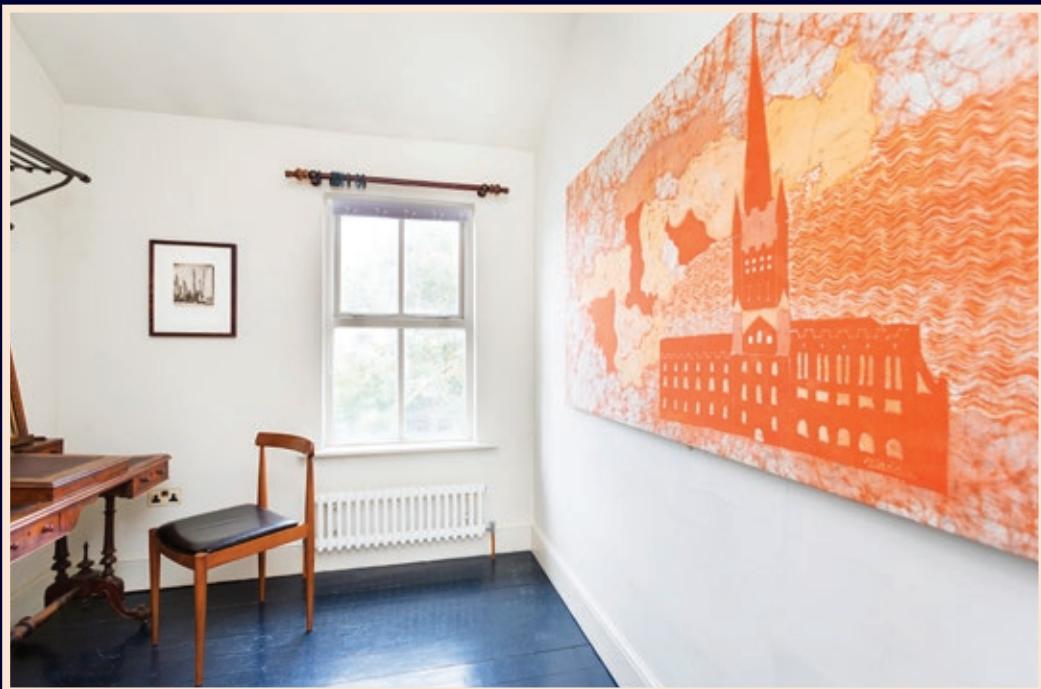
Outside to the rear the garden is laid out in an attractive combination of salvaged flagstone patio areas and raised beds with mature planting a mature eucalyptus tree, outside store and rear access. To the front there is a small railed garden laid out in gravel and period tiles with a silver birch bounded by cast iron railings.

Lombard Street West is located off the city centre end of the South Circular Road adjacent to Portobello. The location could not be more convenient with some of the city's finest new restaurants on the doorstep and a host of amenities including the leafy walks along banks of the Grand Canal. St. Stephen's Green is less than 15 minutes walk away and Camden Street even closer. The area is serviced by excellent public transport with regular bus services and the Luas stops at Charlemont, Harcourt and St. Stephen's Green all within a short walk.

SPECIAL FEATURES

- » Extending to 90 sq.m/969 sq.ft
- » Gas-fired central heating
- » Three Bedrooms
- » Lovely proportions
- » Gated pedestrian rear access
- » Residents disc parking
- » A wealth of period features
- » Excellent transport links
- » Walking distance to a host of amenities
- » Restored and refurbished in 2011.





ACCOMMODATION

ENTRANCE HALL

5.71m x 1.76m (18'73" x 5'77")

Solid pitch pine floor, plaster cornice, coat hooks, alarm panel, ceiling rose.

DINING ROOM

4.30m x 4.87m (14'11" x 15'98") (Max measurement)

Solid pitch pine floor, cast iron fire surround, curtain rail, bay window, T.V. point, plaster cornice, ceiling rose.

LOWER HALL

Feature hand painted wall paper, understairs storage, wall sconces.

BATHROOM

3.06m x 2.16m (10'04" x 7'09")

Feature mosaic tile floor, built-in storage, double ended bath with chrome taps and period style rainwater head shower, shower cream pole, built-in vanity unit with marble counter tops, shelving and inset Savoy sink, feature period Ackims w.c. with high cistern, recessed lighting, heated towel rail.

KITCHEN/BREAKFAST ROOM

4.21m x 3.80m (13'81" x 12'47")

Polished concrete floor, hand crafted built-in wall and floor units, wooden counter tops, Ikea fridge freezer, Belfast sink, tiled splashback, Ikea slimline dishwasher, Ikea washing machine, dual fuel Fisher & Paykel range cooker with double oven and five gas rings, stainless steel extractor fan, recessed lighting, French doors to garden, cupboard with Zanussi dryer.

BEDROOM 3

3.62m x 2.28m (11'88" x 7'48")

Recessed lighting, French doors to garden.

GARDEN

Set out in period flagstones and beds with mature Eucalyptus trees and gate rear access.

LANDING

Pitch pine flooring, roof light.

BEDROOM 2

3.06m x 2.16m (10'04" x 7'09")

Painted solid wood flooring, curtain pole, roof light, built-in cupboard with insulated immersion tank.

MASTER BEDROOM

4.21m x 3.80m (13'81" x 12'47")

Painted solid wood floors, cast iron surround, roof light, curtain pole.



OUTSIDE

Small cast iron railed floor garden set out in gravel with period tiled path, silver birch and path.

BER DETAILS

BER: D2

BER Number: 102271541

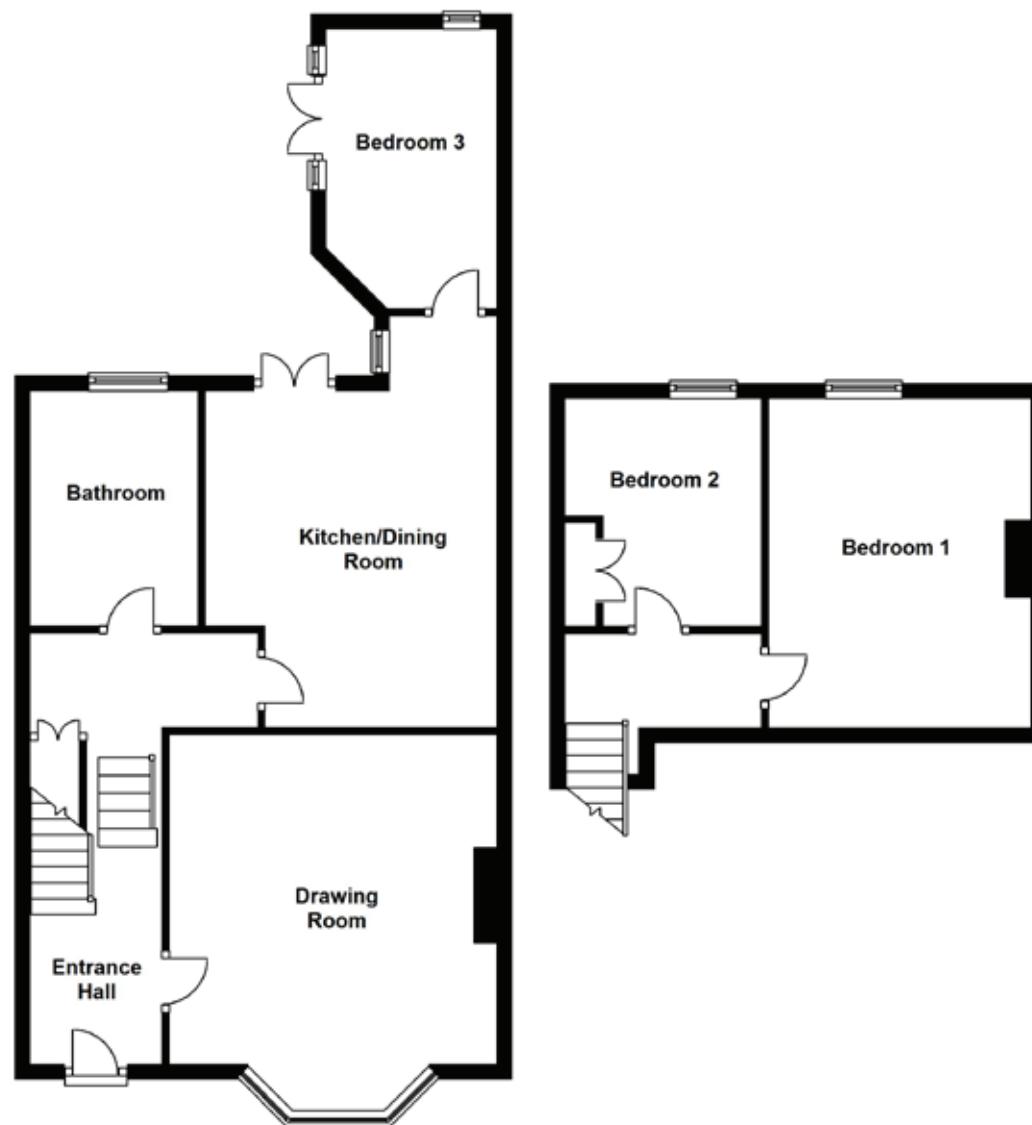
Energy Performance Rating: 274.88 kwh/m2/yr

DIRECTIONS

Coming from the city centre, travel out along South Circular Road, take the right hand turn onto Emorville Avenue, continue straight down pass BB's café until the junction with Lombard Street West. Turn left and the property will be on your right hand side opposite Arbutus Place.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



FLOORPLANS

Not to Scale. For Identification Purposes Only.

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PSRA Licence no: 001631



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