



52 Clanbrassil Street Upper
Portobello, Dublin 8



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Features

- Beautifully restored period property bursting with original features and character
- Exceptionally well located close to all of the amenities Portobello and Dublin City Centre have to offer
- Off street parking to the front for two cars
- Generous accommodation extending to approximately 129 sqm (1,392 sqft)
- Bright and spacious reception rooms downstairs
- Peaceful and tranquil oasis in the rear garden rarely found in such a prime location and measuring approximately 27m (88 ft) in length
- Separate working area in the garden with raised beds, perfect for a vegetable garden
- Attention to detail in the restoration including double glazed windows and re-pointed brickwork
- Gas fired central heating

Nestled in the heart of one of Dublin's most fashionable neighbourhoods, 52 Clanbrassil Street Upper offers a rare chance to own a home rich in history and character. This beautifully restored period residence has been lovingly refurbished and modernised, respecting its period status, while creating a delightful contemporary home full of comfort and charm.

Literary enthusiasts will appreciate its unique connection to James Joyce's *Ulysses*—the property is famously cited as the fictional birthplace of Leopold Bloom, the novel's central character. A commemorative plaque now marks this literary landmark. Historic features abound, including elegant period radiators, classic timber sash windows, graceful archways and picture rails that add charm throughout.

The property is approached by a gravel driveway with off street parking for two cars, leading up to the re-pointed brick façade with the aforementioned Bloom plaque. Upon entering the warm and welcoming entrance hall, there are two generous reception rooms, each offering comfort and charm, with original working window shutters. To the rear there is a bright and airy kitchen/dining with picture window overlooking the rear garden and feature timber beams bringing warmth and character to the kitchen, creating a welcoming space for everyday living. Completing the accommodation at this level is a guest w.c. and ample storage. Upstairs, there are two double bedrooms, including the primary bedroom with two timber sash windows overlooking Clanbrassil Street Upper, while on the return there is a well-appointed bathroom and third bedroom, ideal for guests or a home office.

The rear garden is an oasis of tranquillity in the heart of the city, extending to approximately 27m (88ft), thoughtfully designed with multiple patio areas to capture sunlight throughout the day. An abundance of flowers, mature shrubs and a striking tree fern at its heart, the garden offers a peaceful and serene environment to relax and unwind in.

Located in the heart of Dublin 8, within the bounds of the Grand Canal and only 1.5km from St. Stephen's Green, 52 Clanbrassil Street Upper has every conceivable amenity right on the doorstep. From cafes such as the Fumbally, Bibi's, Alma and The Bretzel Bakery & Café to vibrant dining including Michelin starred Bastible, Gaillot et Gray, Lena and the Richmond, there are endless choices to suit every desire within a short stroll. Dublin City Centre and Grafton Street are also an easy walk from the property, while public transport options including bus services on the doorstep and the Luas at Charlemont or Harcourt offer easy access to all surrounding areas and across the city. The Grand Canal itself offers pleasurable walking, cycling and running routes, while tennis clubs, bowling clubs, cricket grounds and cycling tracks in Rathgar, Rathmines and Harold's Cross are all readily available for sporting enthusiasts.





Accommodation

Entrance Hall: 1.45m x 4m (4'9" x 13'1") with solid timber floor and period radiator.

Living Room: 3.9m x 3.95m (12'10" x 13') with solid timber floor, sliding sash window overlooking the front, feature open fireplace with slate hearth and timber mantle, picture rail and original timber shutters.

Family Room: 3.65m x 4m (12' x 13'1") with solid timber floor, picture rail, sliding sash window, feature radiator, original cast iron tiled inset fireplace and slate hearth.

Inner Hallway: 1.75m x 5.6m (5'9" x 18'4") with solid timber floor, understairs storage and door to

Guest WC: with pedestal WHB, WC.

Hot Press: With storage

Breakfast Room: 2.7m x 3.45m (8'10" x 11'4") with tiled floors, window overlooking the side patio and archway through to the

Kitchen: 2.8m x 2.9m (9'2" x 9'6") with tiled floors, a range of kitchen presses and drawers, five-ring gas hob, space and plumbing for washing machine, integrated Bosch double oven, single bowl stainless steel sink, integrated fridge/freezer and integrated dishwasher, heating control panel and window overlooking the rear garden.

Upstairs

Inner Landing: 1.35m x 2.2m (4'5" x 7'3")

Family Bathroom: With tiled floors, part-tiled walls, WHB, WC, bath with shower, and heated towel rail.

Bedroom 3: 2.7m x 1.85m (8'10" x 6'1") with timber floor, open fire and window overlooking the rear.

First Floor

Landing: 1.75m x 4m (5'9" x 13'1") with attic hatch

Bedroom 1: 5.5m x 4m (18'1" x 13'1") with solid timber floor, built in wardrobes, two sliding sash windows overlooking the front, feature fireplace and attic hatch access.

Bedroom 2: 3.65m x 3.95m (12' x 13') with solid timber floor, sliding sash window overlooking the rear garden.

Front Garden: With gravel off street parking for two cars, bordered by mature shrubbery.

Rear Garden: With side patio area with a feature limestone patio, steps up to a further patio area which benefits from sunshine throughout the day and is surrounded by mature shrubs and planting and with feature tree fern. Four steps lead up to a raised area which has a lawn with feature stepping stones and mature raised beds either side, leading to a further patio area which looks back to the rear of the home. An archway opens into a raised work area which has raised planters for vegetables, large timber shed and further paving.

BER Information

BER: Exempt

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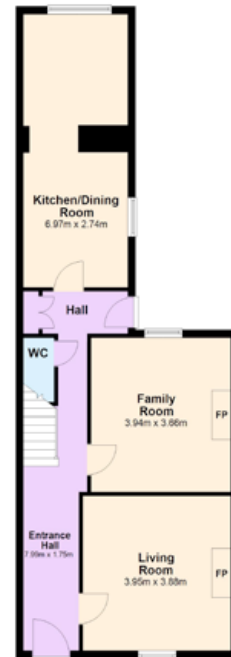
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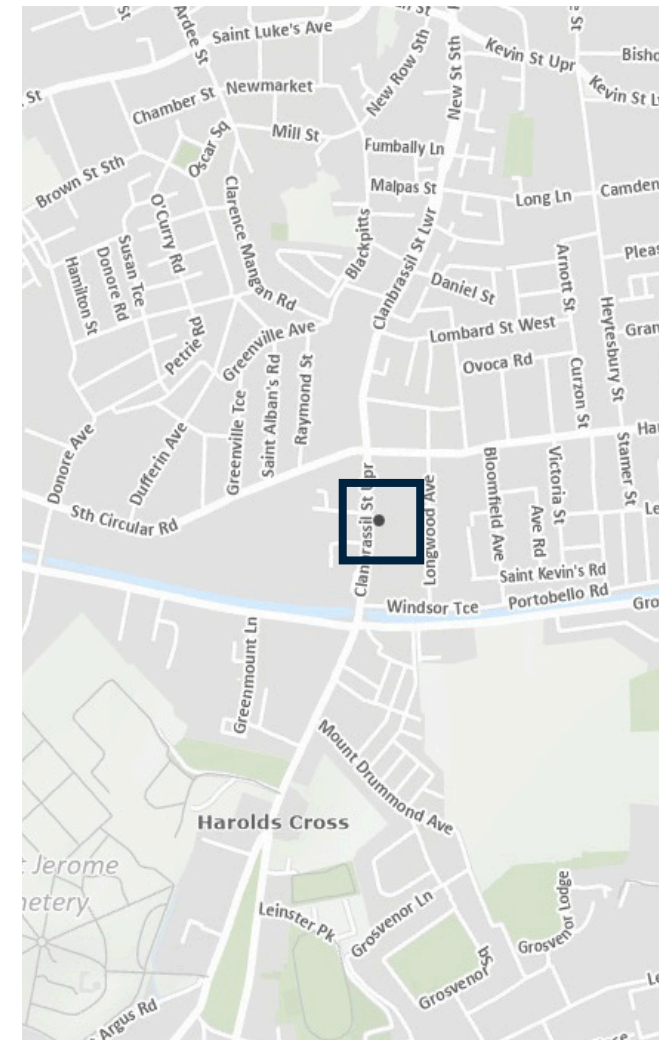
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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