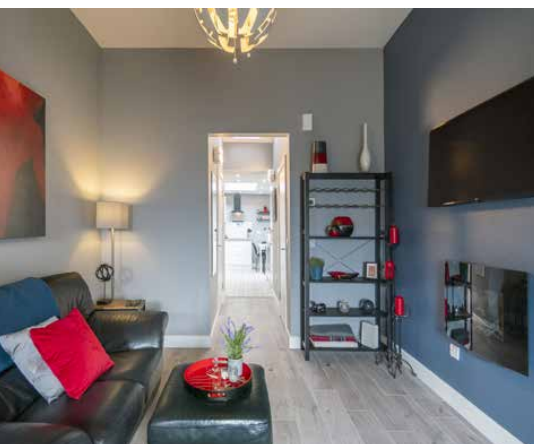


**FOR SALE**  
**BY PRIVATE TREATY**



38 South Dock Street, D04 XE04



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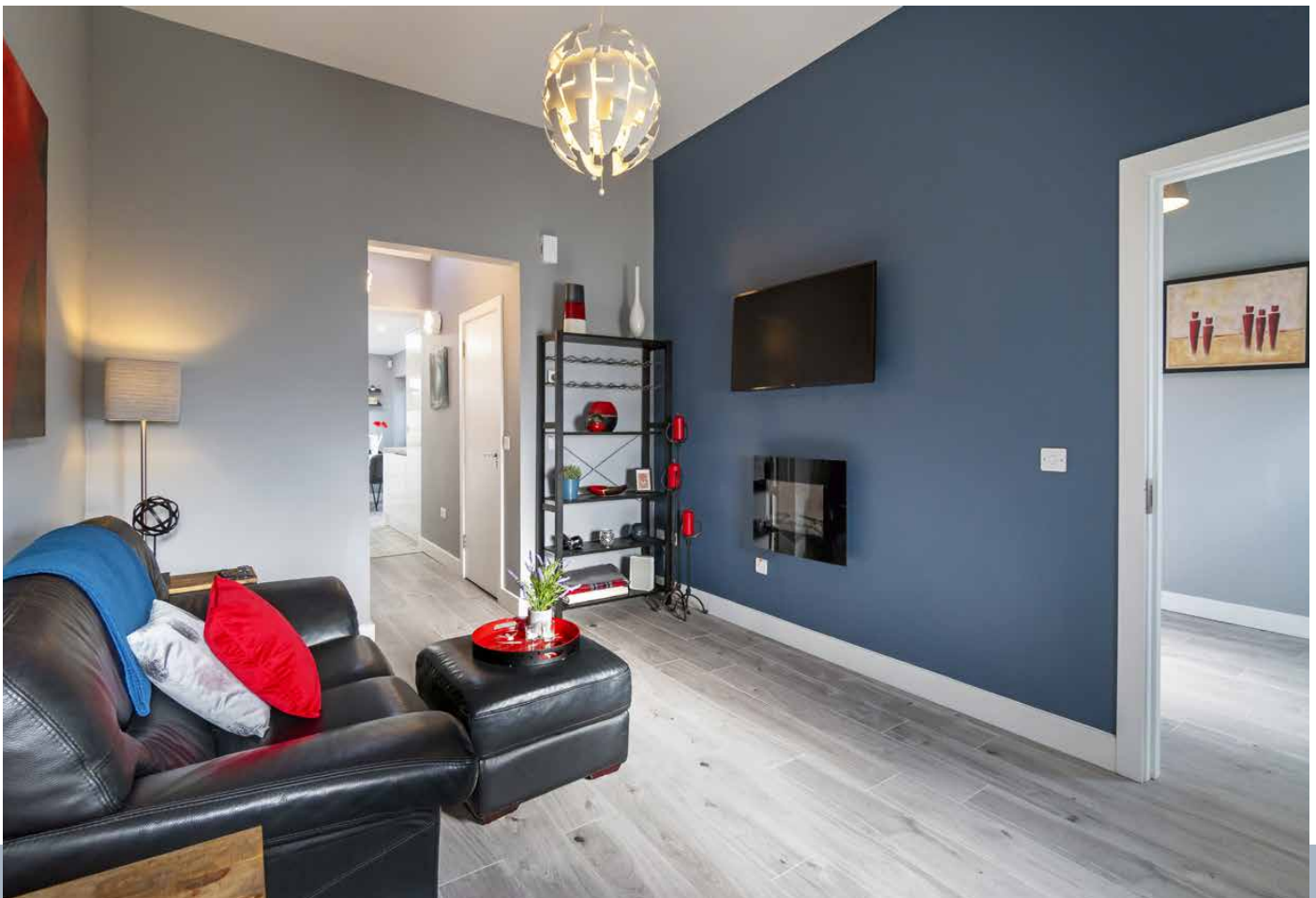
BER: A3 | BER Number: 111459871 | EPI: 57.83 kWh/  
m<sup>2</sup>/yr | GIA: c. 50m<sup>2</sup>

Charismatic two-bedroom single storey residence with an A3 Energy Rating for sale in the Heart of Dublin's famous Docklands.

The traditional terraced cottage, originally built between 1890 & 1910 to house dock workers has undergone an innovative renovation and now oozes with contemporary elegance. It boasts numerous modern upgrades throughout plus the latest in household Smart Technologies to include an Air to Water Heat pump, remotely controlled heating, underfloor heating, triple glazed windows & acoustic insulation to name a few (see features list for full details).

South Dock Street is situated just off Barrow Street, now home of Google Headquarters and Grand Canal Dock Train Station. It makes up part of the famous South Lotts area of Ringsend, which was originally developed by James Beckett. Much like the location, the property is now a wonderful mix of trendy and traditional and although major renovation of the area has taken place over recent years, you can still sense the remnants of old Dublin that could never be forgotten or imitated. The area requires

## A3 Energy Rating in Heart of Dublin's Docklands



little introduction and although the property is positioned on a quiet residential street, the energetic atmosphere of the area and all its famous landmarks & conveniences are only a stone's throw away.

The living room and second bedroom are positioned to the front of the property on the roadside and boast triple glazed sash windows and raised ceiling heights. A small hallway leads through to the rear and divides the kitchen and living accommodation. The master bedroom with an ensuite shower room plus the main bathroom is situated off the hallway. To the rear is the cheerful kitchen and dining area with a feature skylight and access to the courtyard which has a Garden Shed. There is also a useful attic storage area in the eaves of the roof which is accessible by Stira stairs.

To arrange a viewing contact Paul Tobin Estate Agents on 01 902 0092.

## FEATURES

- Air to water heat pump
- Heating controlled remotely (with Thermia App)
- Underfloor heating
- Alarm system
- Dry lining Insulation
- Calibel acoustic insulation
- Attic / roof Insulation
- Triple glazed windows and doors
- A3 Energy Rating (Airtightness test carried out)
- Complete overhaul of drainage system - All Clay pipes replaced with PVC
- Rewired throughout
- New plumbing throughout
- Newly fitted Bathrooms
- New Integrated Kitchen
- Broadband connection
- Electric fire
- Stira access to attic storage
- Raised ceiling height
- TV points in both bedrooms
- All new kitchen appliances included
- Two bathrooms
- Dining area in the kitchen
- Rear Courtyard with a Garden Shed
- Resident on street parking

## ACCOMMODATION

**Living room to the front of the property (3.20 x 3.95)** – Electric fire, triple glazed sash window, wooden flooring, ceiling lighting, open access to the hallway, door to bedroom 2 / home office.

**Bedroom 2 / home office to the front of the property (2.45 x 2.75)** – Wooden flooring, triple glazed sash window, ceiling lighting.

**Hallway** – Continuation of wooden flooring, ceiling lighting, wall lighting, door to the master bedroom, door to the main bathroom, open access to the kitchen.

**Master bedroom (2.00 x 3.50)** – Wooden flooring, triple glazed sash window looking on to the courtyard, 3 double plug sockets with USB connectors, wall vent, ceiling lighting. Sloped ceiling - the highest ceiling height is 3.2m, with the lowest height at 2.64m.

**Ensuite (1.05 x 2.42)** – Partly tiled walls, tiled floor, Velux window for natural light, extractor fan, WC, vanity unit with basin, mirrored cabinet with light, recessed spotlighting, shower enclosure wall to wall 1.05m x 0.76 wide with overhead rain shower plus additional handheld shower attachment. Ceiling height 3.27m.

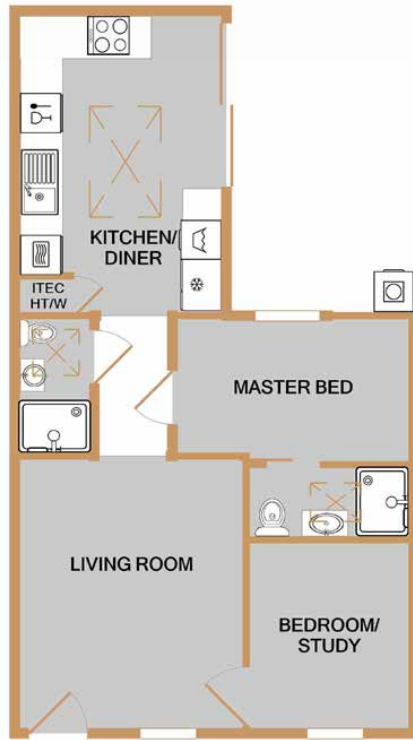
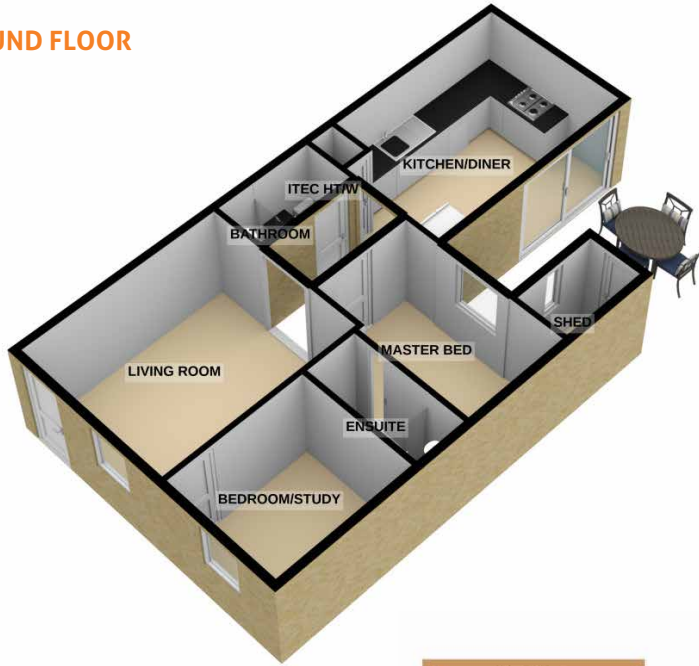
**Main bathroom (1.06 x 3.17)** – Partly tiled walls, tiled floor, tiled shower enclosure, WC, vanity unit with basin, mirrored cabinet with light, recessed spotlighting, Velux window, extractor fan.

**Kitchen/dining area (2.80 x 4.34)** – Fitted high gloss units, feature Velux skylight (1.45m x 0.95m), recessed spotlighting, sliding patio doors leading to the courtyard, tiled floor, dining area, all brand- new integrated appliances.

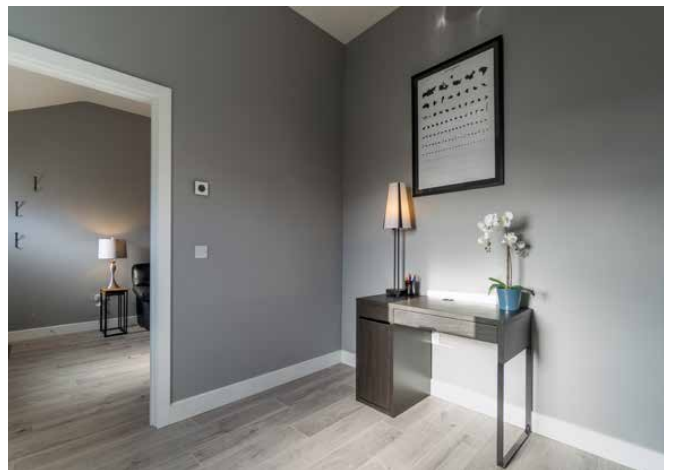
**Courtyard Yard (4.6m X 2.7)** - Shed measures 1.17m x 1.75m with light and sockets. The dryer is wired in here.

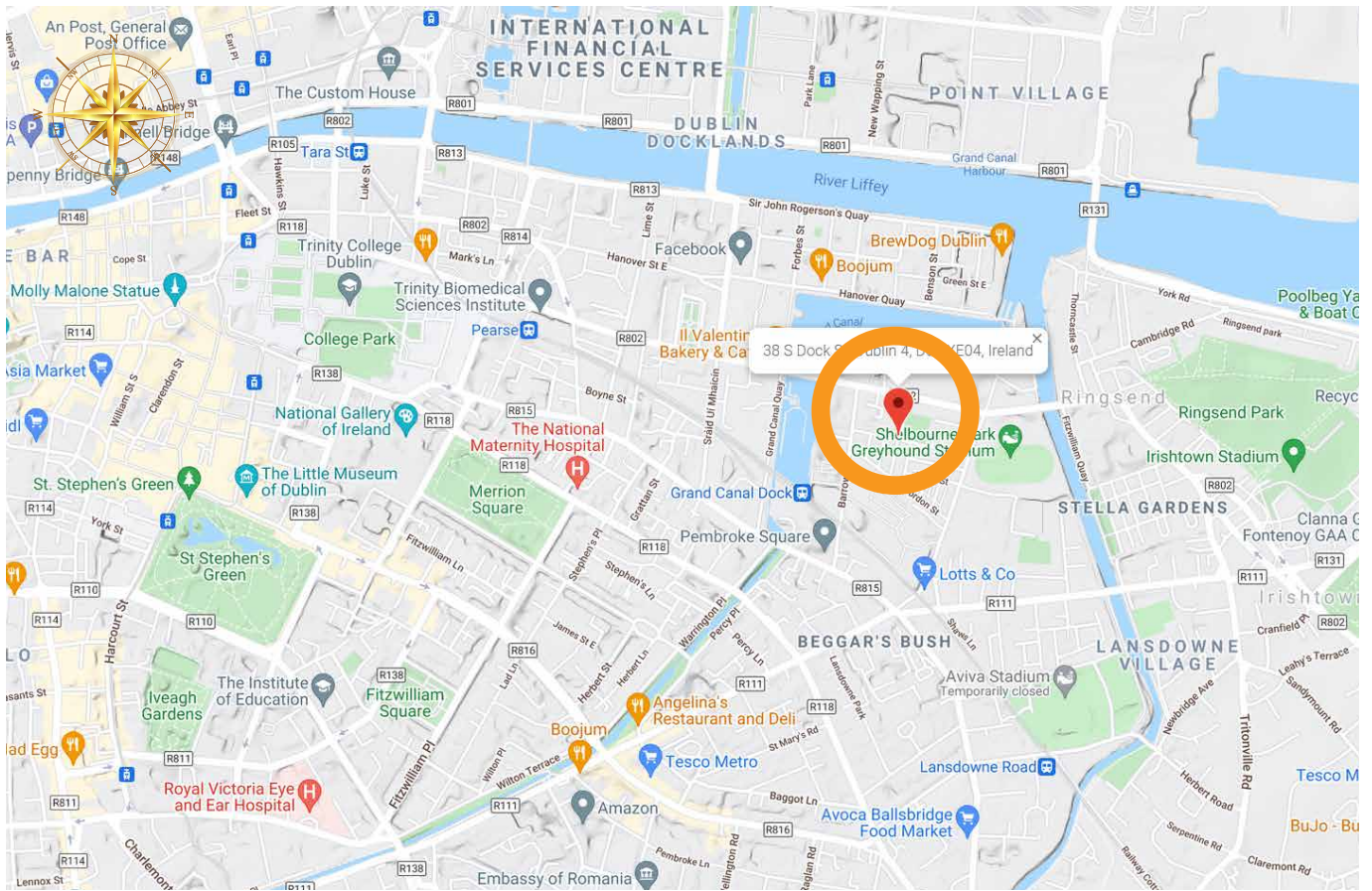


**GROUND FLOOR**



SITE PLAN





PSRA Licence Number: 003786



**ACCREDITED**  
(VALID UNTIL OCT 2020)  
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