



BER E1

28 St. Kevin's Parade,
Portobello,
Dublin 8

owenreilly

For Sale By Private Treaty



28 St. Kevin's Parade, Portobello, Dublin 8

DESCRIPTION

Owen Reilly present this impressive, two bedroom, villa-style over-basement, Victorian house superbly located in the heart of fashionable Portobello. Part of Dublin's literary history, this house features in James Joyce's classic novel Ulysses as the home of merchant Moses Herzog. With a bright interior and period features such as high ceilings, fireplaces and sash windows, this spacious home is presented in excellent decorative condition. The split level accommodation comprises hall, open plan living/dining/kitchen, two double bedrooms, three bathrooms, utility area and a study. The property also offers generous built-in storage space and a private internal courtyard.

LOCATION

Portobello is an unrivalled location with its charming streets of red brick houses and pleasant walks along the banks of the canal. The vibrant Camden Street and surrounding areas have many and varied restaurants and cafes on offer. St. Stephen's Green and Grafton Street are a short stroll away offering a great selection of shops. The Luas line from Harcourt Street runs directly

to Dundrum, Sandyford and Leopardstown and the area is also served by numerous bus routes.

FEATURES

- Ample on street permit parking
- Period features
- Ten minute walk from St Stephens Green
- Two-bedroom period house
- Walking distance to Dublin City Centre

FLOOR AREA: 86 SQ. M.

BER: E1

NEGOTIATOR

Owen Reilly



ACCOMMODATION

Entrance Hall

(2.06m x 1.35m)

Inviting entrance hallway with timber flooring.

Living/dining/kitchen

(6.78m x 4.1m)

Most attractive, open plan space with two cast iron fireplaces, two sash windows and a high. The kitchen has a range of fitted floor and wall units with fridge, dishwasher, oven, gas hob and extractor fan. Access to attic.

Lower level:

Lower hall (4.19m x 1.77m)

With utility space containing a freezer, washing machine and storage units. Understairs storage.

Bathroom (1.35 x 1.77)

With white three piece suite. Tiled floor and wall. Heated towel rail.

Bedroom 1

(3.46m x 3.32m)

Double bedroom with two built in wardrobes.

Master en-suite

(1.24m x 1.91m)

Floor and wall tiling. WC, WHB, shower cubicle.

Double bedroom

(3.11m x 3.21m)

Double bedroom with double built in wardrobes.

Patio (2.98m x 3.68m)

Private with decking.

Rear hall (2.48m x 1.5m)

With storage.

Rear room (2.12m x 2.91m)

Suitable for study or other use.

Bathroom (1.37m x 2.14m)

Tiled floor and wall. Shower cubicle. WC, WHB.

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City Centre Office

41 Forbes Quay,
Grand Canal Dock, Dublin 2

Ph: 01 677 7100

Email: sales@owenreilly.ie

Southside Office

1 Milltown Centre,
Milltown Dublin 6

Ph: 01 283 0200

Email: sales@owenreilly.ie

Dublin 8 Office

4 Camden Market,
Portobello, Dublin 8.

Ph: 01 475 1275

Email: sales@owenreilly.ie

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