



10 Warrenmount Place,  
Blackpits, Dublin 8

 **HUNTERS**  
ESTATE AGENT

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BER **B2**



# For Sale by Private Treaty

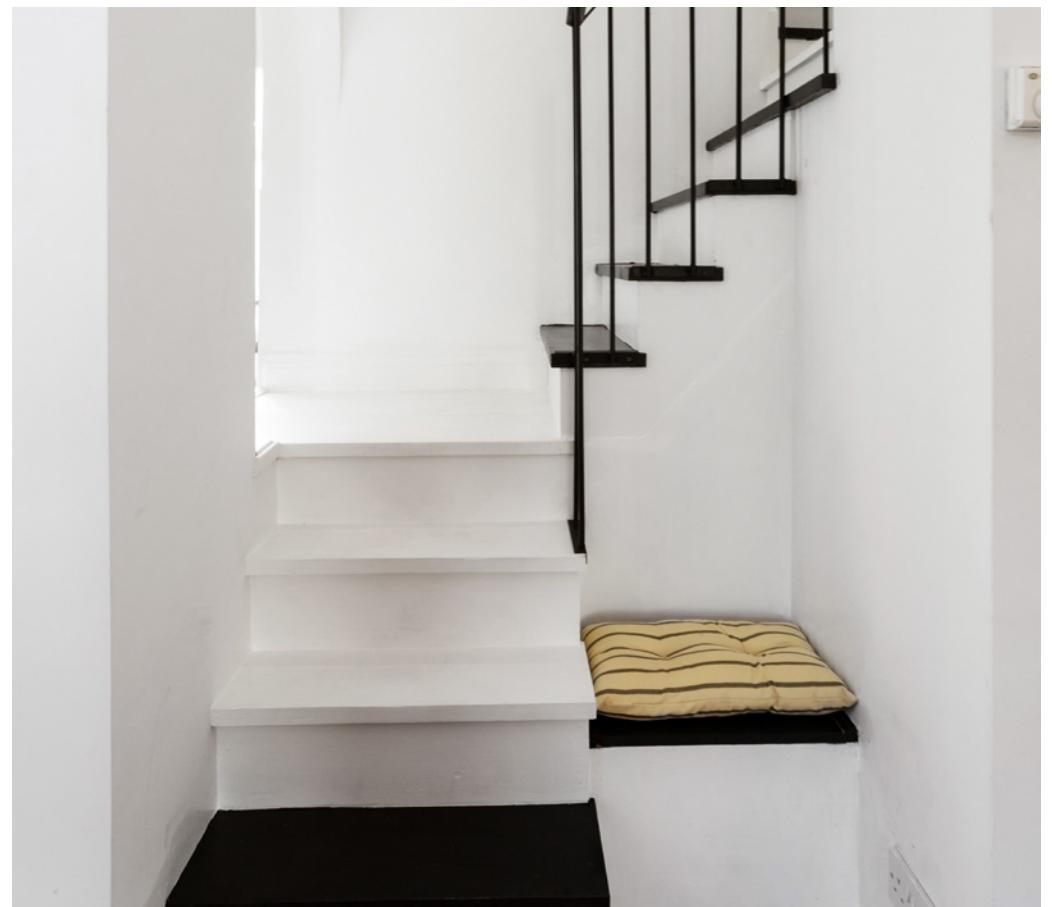
Hunters Estate Agent is thrilled to launch to the market this stunning two-bedroom period home in the heart of Dublin 8. Extending to 66sq.m (710 sq.ft), this extended and restored property is a dream home waiting for a new owner. The property is located in a quiet cul de sac enclave of similar type homes. The current owner who has an interest in renovating period houses bought the house in 2019 and set about creating a stylish home. Internally the property has lovely proportions, and a wonderful quality of light pervades throughout. Care has been taken to preserve and restore any original features that had survived and throughout careful attention to detail is evident. All this work contributes to the excellent B2 energy rating for a property of this era. To the front, double glazed sash windows have been installed while to the rear there are triple glazed UPC units from Munster Joinery. The internal decoration has also been thoughtfully created using salvaged and restored finishes. Set in a superb location in the heart of Dublin 8, viewing of this property is strongly recommended.

Upon entering the property, one finds a large well-appointed living room with feature staircase rising to the first floor and stunning period fire surround with inset solid fuel stove. To the rear is a spacious and well-appointed kitchen/dining area with stylish painted kitchen, quartz worktop and French doors to the rear town garden. Rising to the first floor one finds a generous main bedroom, second double bedroom, and smart wet room with subway tiling. Outside to the rear is a small-town garden laid out in gravel and well stocked specimen planted beds.

Warrenmount Place is a quiet and pretty residential cul de sac located in the Blackpitts area, close to the junction of the South Circular Road and Clanbrassil Street at Leonards Corner. The location could not be more convenient with some of the city's finest 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' 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

- » Period home extending to 66sq.m (710sq.ft)
- » Two double bedrooms
- » Exempt from rent cap legislation due to works
- » Stylish wet room shower at 1st floor level
- » Extended kitchen/breakfast room
- » Charming original features
- » On-street disc parking (subject to DCC approval)
- » New windows throughout
- » Gas fired central heating
- » Feature period fire surround
- » Solid fuel stove
- » Set in a quite cul de sac in the heart of Dublin 8
- » Superb location close to public transport
- » Walking distance to City Centre
- » Excellent schools on the doorstep
- » Photovoltaic solar panels
- » Parquet flooring throughout the ground floor
- » Insulated internally throughout





# ACCOMMODATION

## DRAWING ROOM

5.43m x 4.03m (17'9" x 13'2")

Coir inset doormat, parquet floor, t.v. point, feature limestone period fire surround, slate hearth, 4kw solid fuel stove, ceiling light, heating controls, thermostat, staircase to first floor, panel accessing meter box and photovoltaic solar panel control panel, door to undertakes storage area with Finlux washing machine, curtain pole, door to additional undertakes storage area, coat hooks, staircase to first floor.

## KITCHEN AREA

3.56m x 2.95m (11'8" x 9'8")

Parquet floor, built in wall and floor units, electric oven, electric hob, feature quartz countertop top with upstanding and splash back, extractor fan, intergrated whirlpool fridge freezer, Indesit dishwasher, under-mounted sink, chrome mixer tap, recessed lighting, ceiling lights.

## LIVING/DINING AREA

2.43m x 2.14m (7'11" x 7'0")

Parquet floor, ceiling light, t.v. point, gas boiler, radiator cover, French doors to rear garden.

## FIRST FLOOR

### LANDING

Period pitch pine flooring, thermostat, ceiling light.

### BEDROOM 1

4.00m x 2.60m (13'1" x 8'6")

Period pitch pine flooring, cast iron fire surround, slate hearth, curtain pole, ceiling light.

### BEDROOM 2

2.97m x 2.59m (9'8" x 8'5")

Period pitch pine flooring, curtain pole, ceiling light. Door to hot press with insulated immersion tank, access to attic with pull downstairs.

### SHOWER ROOM

1.85m x 1.91m (6'0" x 6'3")

Wet room incorporating Triton T90sr shower, tiled floor, subway tile walls, sink with vanity unit, chrome heated towel rail, light, vortices extractor fan, w.c. ceiling light.



## OUTSIDE

Town garden with external lighting, sockets, and tap. Set out in gravel with specimen planted beds bounded by period stone walking and bounded by a concrete wall and fencing panels. Photovoltaic solar panel on main roof.

## BER DETAILS

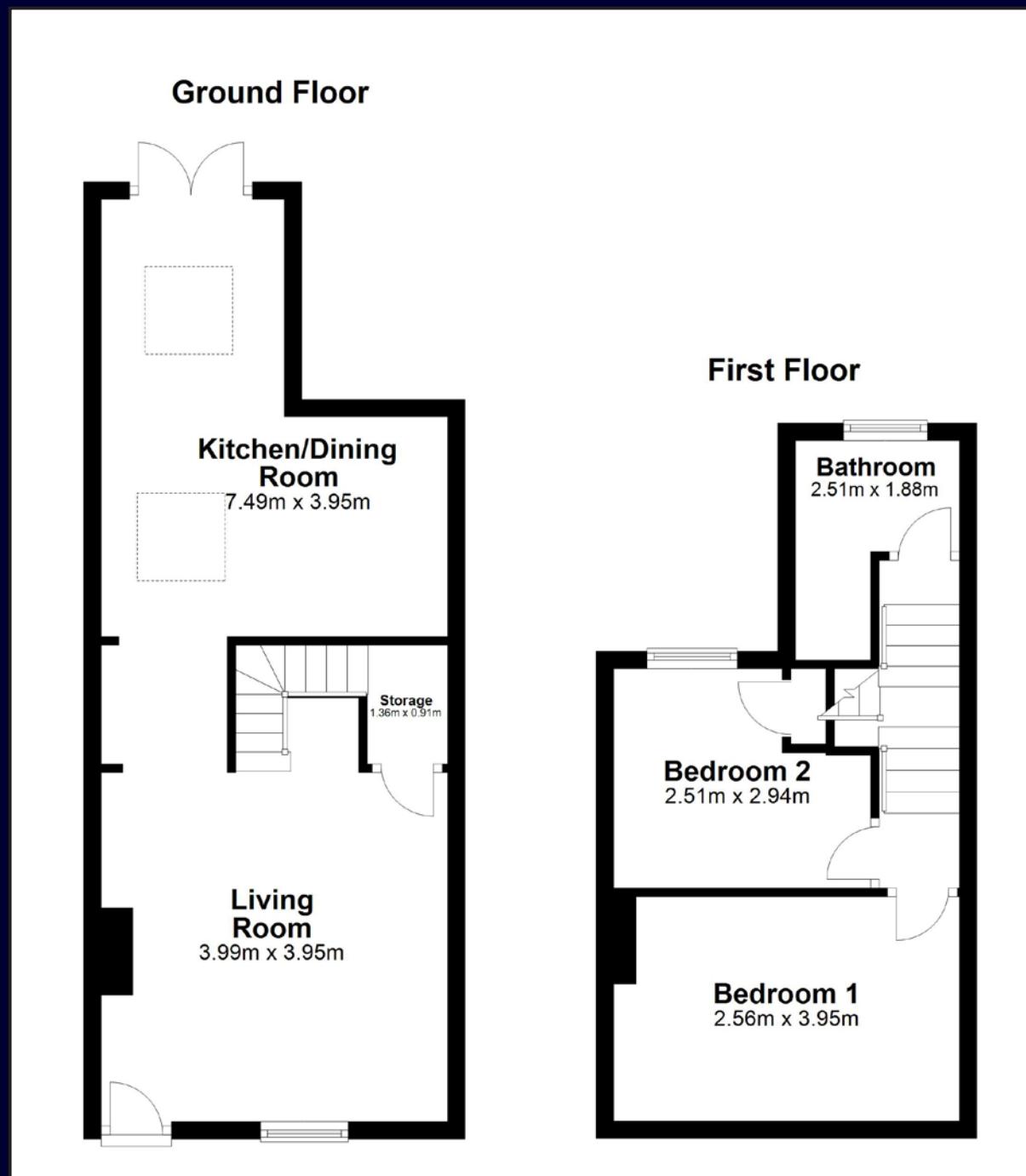
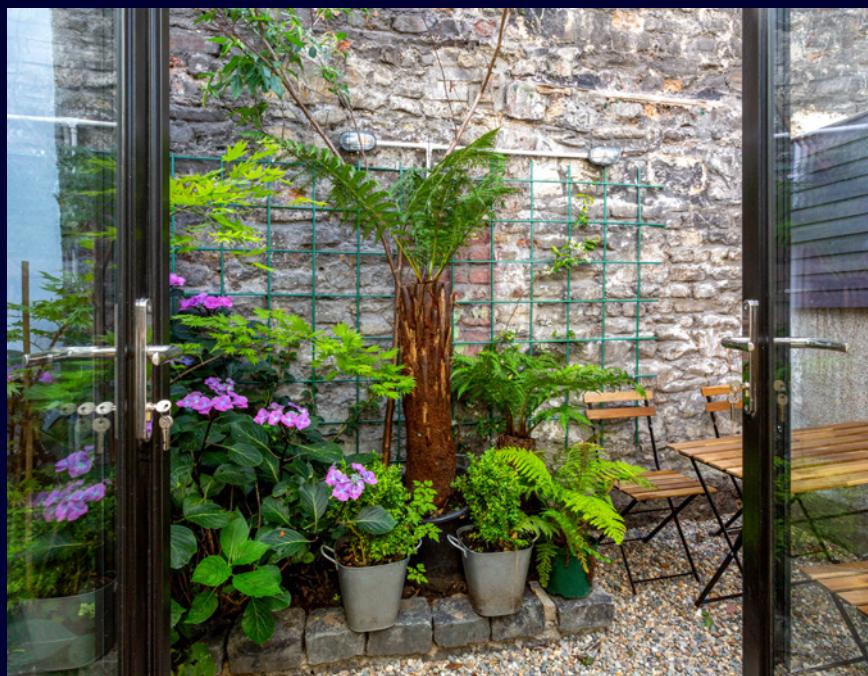
Rating: B2

BER No: 111584595

Energy Performance Rating: 106.51 kWh/m<sup>2</sup>/yr

## VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie.



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