

# owenreilly

FOR SALE BY PRIVATE TREATY



**2 BAYVIEW,  
PEMBROKE STREET,  
IRISHTOWN,  
DUBLIN 4**

**BER D1**

## DESCRIPTION

Beautiful, bay windowed, period residence with a south facing garden, presented in turn-key condition in a hugely sought-after location in the heart of Dublin 4 close to Grand Canal Dock, Sandymount Strand and Ringsend. Recently refurbished and extended to the highest of standards, this is a very spacious home with gracious period features throughout but also offering modern convenience. Bayview is a quiet road of Victorian townhouses, as a residential area, the location has great appeal. The extensive refurbishment on the property was carried out approximately ten years ago and included attic insulation, heating and plumbing system, electrical wiring, new bathrooms, kitchen and an extension. 2 Bayview offers 162 sq. m./ 1,743 sq. ft. of accommodation comprising downstairs of an inviting entrance hallway with a Guest WC, two generous interconnecting receptions room, kitchen and a dining room. Upstairs there is three bedrooms and a family bathroom. Floored and insulated attic space with Stira staircase. Sliding doors lead to a south facing garden (6m x 5.25m) enjoying privacy and a raised sun deck with mature shrubs. Driveway to front providing off street parking and a mature tree sheltering the front of the house. Free on street parking.

## LOCATION

Central, vibrant location within Sandymount Parish close to a host of amenities including bars, bistros, cafes, restaurants and schools. Sandymount Strand and Irishtown Park & Nature Reserve are literally across the road. Access to Dublin Airport is easy via the port tunnel and the city centre centre is within walking distance.

## SPECIAL FEATURES

- Abundance of light and space
- An elegant home in show-house condition
- Attractive rear garden with raised decked al fresco dining area
- Dublin 4 location close to Sandymount Strand
- High ceilings
- Off street parking
- Period features
- Restored sash windows
- Within walking distance of Grand Canal Dock, the Aviva, RDS and Three Arena





## ACCOMMODATION

### Entrance hall (8.97m x 1.85m)

Inviting entrance hallway with timber flooring, coving, Phone Watch alarm and under- stairs WC (1.19m x .77m) with tiled splashback and natural stone flooring.

### Living room (4.16m x 4.53m)

Impressive bay windowed room with timber flooring, original cast iron fireplace and decorative coving.

### Sitting room (4.2m x 4m)

With original timber flooring, fireplace, cornicing, and steps down to dining room

### Dining room (3.7m x 2.9m)

Light filled room with tiled natural stone flooring, sky light and sliding doors to the sunny rear garden.

### Kitchen (3.99m x 2.99m)

Contemporary kitchen with a range of fitted floor and wall units with integrated electric oven, gas hob, extractor fan, Smeg dishwasher and washing machine and a Samsung American Fridge. Tiled natural stone flooring.

## Upstairs

### Master bedroom (4.15m x 6.13m)

Generous master bedroom with sash windows and extensive fitted wardrobes. Original timber flooring and two restored sash windows. Access to large attic space via Stira staircase.

### Bedroom 2 (4.26m x 4.02m)

Double bedroom with timber flooring, two fitted wardrobes and sash window.

### Bedroom 3 (4.58m x 2.85m)

Double bedroom on the top return with ample fitted wardrobes, built in desk, shelving and spot lighting.

### Landing (4.44m x 1.78m)

With sky light

### Bathroom (4.11m x 2.95m)

Stylish, contemporary bathroom with shower cubicle, WC, WHB with storage underneath. Linen closet. Tiled flooring.



**VIEWING**

By appointment

**NEGOTIATOR**

Owen Reilly

**FLOOR AREA**

c. 162 Sq. M.

**BER**

D1



## Everything we touch turns to...

**ALL ENQUIRIES**

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