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11 Bath Street, Irishtown, Dublin 4
For Sale By Private Treaty
Asking Price €640,000

BER **B3**



Number 11 Bath Street is a stunning 3 bedroom, 3 bathroom, end of terrace family home situated in the highly sought after and central location of Irishtown in Dublin 4. If you opt to live in Irishtown, you choose to live in an area with character, history and activity. The area was formerly known as the Golden Sands of Irishtown. St Matthew's Royal Chapel, which is visible from the garden, is one of the oldest dating

churches in the city, was originally built in 1704 by architect J. F. Fuller before being modernised in 1879.

Dublin City Centre, the Docklands and suburbs such as Ringsend, Donnybrook, Ballsbridge and Sandymount are all easily accessible and along with Irishtown offer a great selection of cafes, restaurants, bars and entertainment venues. Well known landmarks such as Grand Canal Docks, home to the likes of Google and Facebook, Aviva Stadium, Shelbourne Park and Irishtown Stadium are located in the immediate area. In regard to schools there is an excellent choice in the adjacent and surrounding areas.





There are two DART Stations a short walk away at Tritonville Road and Sandymount.

The home has been completely refurbished, including a complete change to the layout to give the home a much more rustic and modern feel as well as greatly enhancing the usability of the space. All works have been completed to the highest standards which will be evident upon viewing.

The attention to detail is unrivalled and works were carried out in conjunction with an Interior Stylist – Niamh Mac Gowan who insisted on the best materials and products being used – as such a KUBE Kitchen has been installed, fantastic looking hand crafted brass light fittings installed, in trend birch ply shelving used, Sink Solution sink and mixer put in place, solid oak counter top installed along with





solid oak bathroom fittings and Colourtrend paint was used to compliment all. The majority of doors leading to the bedrooms and bathrooms are made using solid timber and have brass handles.

The gardens have been professionally landscaped and include a range of exotic plants and shrubbery including Rodgersia Pinnata, Hosta Halcyon, Alcamilla Mollis and Tetrapanax along with many more.

Accommodation briefly comprises of; a spacious living room, a dining room, kitchen, utility room, 3 x bedrooms, one being a master en-suite, guest WC, family bathroom, under stairs storage and sunny rear garden.

ACCOMMODATION:

LIVING ROOM 6.2M X 5.56M

This room is very spacious and tastefully decorated. There is a Boru Stove strategically placed and as a result becomes a focal point. There are handmade brass lights on the wall which give off a relaxing glow, birch Ply shelving, and porcelain tiling as flooring.

DINING ROOM 4.3M X 3.2M

This room give off a very comfortable vibe and a stunning light is strategically positioned directly over a prominent dining table that caters for six. The flooring is of porcelain tiles. The dining room flows into the kitchen. There are EPH controls for the heating in the room.



KITCHEN 5M X 3M

The kitchen comprises a range of Kube Kitchen wall and base units with soft close feature, including an integrated Whirlpool fridge /freezer, dishwasher, twin oven and induction hob.

The counter top is made of solid oak and incorporates a copper sink and mixer by Sink Solutions. There is a large skylight insitu offering natural light during the day. There are also spot lights in place. A sliding timber door leads you to the utility and Guest WC, while double doors lead to the sunny aspect garden.

GUEST WC

The bathroom is nicely designed and includes a WHB & WC. The wash hand basin was salvaged from an old school and its fittings are finished in brass. The bathroom fittings are made of solid oak and look great. porcelain tiled floors compliment the look.

UTILITY

Plumbed for washing machine. Again porcelain tiles are used for flooring.

LANDING

The landing is naturally bright by day thanks to the large window on the turn of





the stairs that faces out onto the garden. At night it is illuminated beautifully thanks to the extra-large decorative light overhead. The stairs and landing have carpet flooring.

MASTER BEDROOM: 3.36M X 3.24M

It has the benefit of loft storage which is accessed by a quirky timber ladder. The ceiling is extra high and has a free standing solid wood wardrobe. There are EPH controls for the heating in the room. The floors are carpeted.

EN-SUITE

Nicely designed with WHB, WC, porcelain tiled floor and tiled around a Kristal shower cubicle complete with a rainforest shower head and heated towel rail. There are

spotlights in place as well as decorative hand crafted light fittings and solid oak bathroom fittings.

BEDROOM 2: 3.48M X 3.43M

Situated to the front of the home this is a well-proportioned bedroom with free standing, wooden wardrobes and carpeted floor. It has a decorative antique fireplace which came from #13 Bath Street, with a modern, handmade Birch ply mantel piece which looks great.

BEDROOM 3: 4.14M X 2.32M

Located to the front of the home, it includes an open, modern wall mounted clothes rack, and carpeted floor. It offers access to the attic.



FAMILY BATHROOM: 2.58M X 1.65M

There is a lovely bath and shower with a rainforest shower head in place, coupled with the quality bathroom fixtures and solid oak fitting and heated towel rail. Light is created through decorative lighting, spot lights and an openable sky light. It is completed by the use of porcelain tiles.



GARDEN:

The garden is located at the rear of the home and offers great privacy but at the same time allows you to take in the city scenery including views of St Matthews Church.

The garden is finished to include quality stone paving and the professional landscaping includes various plant types including Pyracantha, Hosta Sundance, Fern Hardy Shultelcocks, and large Agapanthus to name but a few.

There is power, water and decorative lighting supplied to the garden and it has the benefit of street access from the lane. It measures approx. 22ft x 16ft.



FEATURES:

- **UNRIVALLED LOCATION**
- **WELL PROPORTIONED ROOMS – EXCELLENT USE OF SPACE**
- **DOUBLE GLAZED SASH WINDOWS**
- **HOUSE ALARM**
- **QUALITY BRANDS USED THROUGHOUT INCL. KUBE KITCHEN, WHIRLPOOL, SINK SOLUTIONS, ELICA**
- **INTERIOR STYLIST USED TO CREATE THE PERFECT AMBIANCE**
- **SOLID OAK COUNTER TOPS & BATHROOM FITTINGS**
- **DOORS TO MAJORITY OF ROOMS ARE WOODEN WITH BRASS HANDLES**
- **CUSTOMISED BIRCH PLY SHELVING AND MANTEL PIECE**
- **SELECTION OF HAND MADE LIGHTS – ALL WALL MOUNTED LIGHTS INCLUDED**
- **LINEN CURTAINS**
- **BORU STOVE**
- **PORCELAIN TILING**
- **COLORTREND PAINT USED**
- **GARDEN HAS SIDE ACCESS AND WAS PROFESSIONALLY LANDSCAPED**
- **GFCH – LOGIC COMBI C24 BOILER. EPH HEATING CONTROLS IN OPERATION.**
- **IP RATING FOR BATHROOMS**
- **APPROX 129 SQ.M. / 1,389 SQ.FT EXCLUDING TERRACE**
- **BER B3**

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