



48 Arnott Street
Portobello, Dublin 8

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48 Arnott Street, Portobello, Dublin 8

Features

- Stylish modern townhouse in the heart of Dublin 8
- Three generous double bedrooms
- Private suntrap courtyard and feature rooftop terrace with views across Dublin 8
- Walking distance to Dublin City Centre
- Surrounded by vibrant neighbourhood cafes, eateries and shops
- Gas fired central heating
- Wired for burglar alarm
- Additional bike storage unit accessed from Arnott Street
- Accommodation extending to approximately 116sqm (1,249sqft)

Tucked away on a quiet and highly sought after street in the heart of Portobello, 48 Arnott Street is a beautifully presented stylish modern townhouse with generous accommodation and filled with natural light. Having been tastefully decorated and with a feature roof terrace overlooking the rooftops of Dublin 8, this unique property offers an excellent opportunity to live in one of Dublin's most fashionable neighbourhoods.

Upon entering the property, there is a large kitchen/dining room to the front with plenty of storage and a picture window overlooking Arnott Street. Down a flight of stairs is the living room, with storage and a glazed door opening to a private suntrap courtyard. Upstairs on the first floor return, there is a double bedroom with separate bathroom, while on the first floor is a generous principal bedroom with dressing area and en-suite shower room. A picture window from the bedroom floods the room with natural light, while the en-suite benefits from a feature rooflight. On the second floor return there is a third double bedroom and another bathroom. A doorway opens outside to steps leading up to the magnificent rooftop terrace, perfect for summer barbeques, entertaining and a tranquil oasis in this city centre location. Also benefitting the property is a convenient bike storage area, accessed directly from Arnott Street and providing additional storage.

Arnott Street is a deservedly popular road within Dublin 8. Minutes' walk from Dublin's main financial and shopping districts, Arnott Street is superbly positioned just off Heytesbury Street in the city yet with an established residential feel. There are an abundance of amenities on the doorstep including cafes such as The Bretzel Bakery & Café, Bibi's, Alma and the Fumbally, as well as a selection of dining establishments, shops and public transport options including the Luas at Harcourt Street and buses servicing the area.





Accommodation

Entrance Hall: 1.7m x 1.9m (5'7" x 6'3") with alarm panel, opening into

Kitchen/Dining Room: 3.8m x 4.85m (12'6" x 15'11") with timber floors, range of kitchen units, picture window overlooking Arnott Street, one and a half bow stainless steel sink, five ring Nordmende gas hob with stainless steel extractor over, integrated Bosch dishwasher, integrated Nordmende oven with Nordmende microwave above, integrated fridge/freezer and gold tiled splashback.

Living Room: 5.25m x 3.6m (17'3" x 11'10") with timber floors, understairs storage cupboard, built in gas fireplace and raised slate hearth. Glazed door opening to the

Rear Courtyard: With timber decking and built in bench area.

Return Landing: 2.1m x 1.5m (6'11" x 4'11")

Bedroom 2: 3.45m x 3.8m (11'4" x 12'6") with carpets and window overlooking the rear courtyard.

Bathroom: With tiled floors and walls, whb, WC, bath with overhead shower unit.

First Floor

Landing: With built in storage, space and plumbing for washing machine.

Bedroom 1: 3.7m x 3.25m (12'2" x 10'8") with large picture window overlooking the front, built in wardrobes and archway through to a

Dressing Area: With door to

En-Suite Bathroom: with feature skylight, whb, WC, step in shower, tiled floors and tiled walls.

Second Floor Return

Bedroom 3: 1.45m x 3.75m (4'9" x 12'4") with raised window overlooking the rooftops of Dublin 8 to Three Rock.

Bathroom: With tiled floors and walls, whb, WC, heated towel rail.

Roof Terrace: with views across Dublin 8, feature brick work, barbecue area and plenty of space for seating and entertaining.

BER Information

BER:B3

BER Number: 101572071

EPI: 147.55 kWh/m²/yr

Eircode

D08 A8N2





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FLOOR PLANS Not to scale - for identification purpose only.

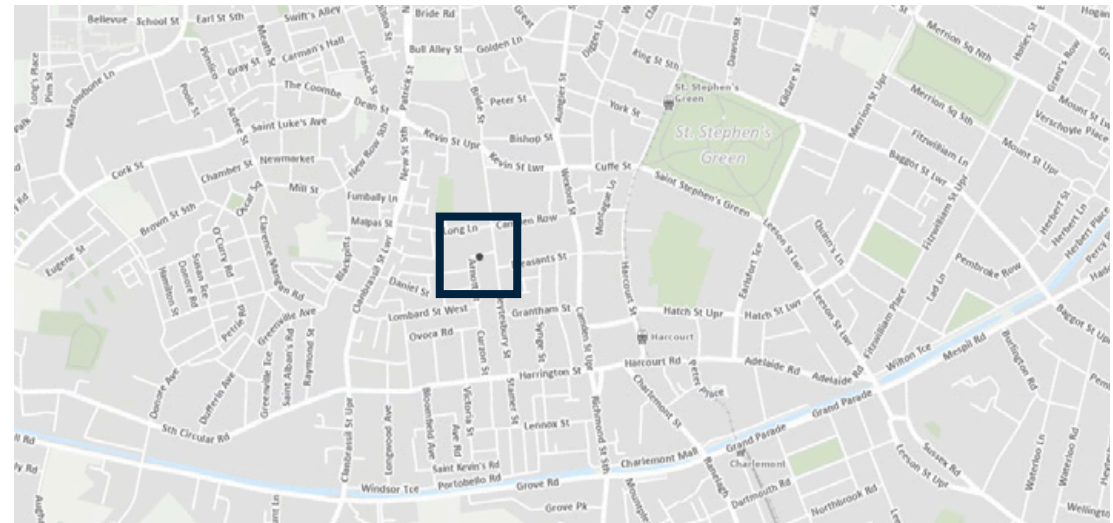
Ground Floor



First Floor



Second Floor



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