



23 Synge Street
Portobello, Dublin 8

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INTERNATIONAL REALTY

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An instantly appealing two storey over garden level period property which has been renovated, refurbished, and extended and benefits from an ideal position in this highly fashionable and most convenient of locations within an easy walk of St Stephens Green.

No. 23 will appeal to the most discerning of purchasers seeking a near city centre period property in walk in condition. The architect designed two storey return is a particular feature of this fine property which now comprises generously proportioned and tastefully presented accommodation including a striking garden level open plan kitchen/dining/living room with feature polished concrete floor. Concertina doors open to the west facing rear garden which also benefits from vehicular access onto Synge Lane.

Synge Street is one of Portobellos most sought after roads and enjoys an exceptionally convenient location with easy walk of the Harcourt Luas stop and St Stephen's Green. This is a most sought after and fashionable location with its host of coffee shops, restaurants and public houses. Dublin's premier shopping and business districts are all within walking distance. There are excellent cross city public transport amenities and the property is also within walking distance of The Grand Canal which is a very pleasant amenity to have in the immediate vicinity.

Features

- Refurbished and extended two storey over garden level period property.
- Feature two storey return.
- Striking open plan living/dining/kitchen with feature concertina doors opening to rear patio.
- Granite paved patio (approx. 3.3m x 4.7m) ideal for alfresco dining
- Landscaped west facing rear garden (approx. 6.6m x 5.3m) with vehicular access via electric sliding gate onto Synge Lane.
- Highly sought after location within an easy walk of St Stephens Green and the Harcourt Luas.
- Four bedroom (one en-suite).
- Separate access to garden level.
- Utility area
- Floor area 197sq.m. (2,120sq.ft.)
- Gas fired central heating







Accommodation

Reception Hall: 1.85m x 6.85m (6'1" x 22'6") with ceiling corning, centre rose, tiled floor and door to

Drawing Room: 4.5m x 4.25m (14'9" x 13'11") with ceiling corning, centre rose, varnished timber floor, marble fireplace with cast iron tiled inset and slate hearth, timber sash windows with working shutters and folding doors to

Dining Room: 4.55m x 4.05m (14'11" x 13'3") with ceiling coving, centre rose, working shutters, varnished timber floor, timber surround fireplace with cast iron inset and slate hearth

Bedroom 3: 2.35m x 4.7m (7'9" x 15'5") with beamed ceiling, built in press and door to

Ensuite: with step in tiled shower, feature whb, wc, tiled floor and fully tiled walls

Garden Level

Lower Hall: with

Guest Wc: with wc, vanity whb and door to

Bedroom 4: 2.85m x 4.75m (9'4" x 15'7") with built in wardrobes and door to rear garden

Kitchen/Dining/Living: open plan

Kitchen/Dining Room: 6.5m x 4.15m (21'4" x 13'7") with a good range of white larder units, cupboards, drawers, granite worktop with four ring Siemens hob, extractor over, integrated Bosch double oven and microwave, integrated fridge/freezer, centre island with one and half bowl under counter sink unit and granite worktop and breakfast bar. Feature exposed steel beams, polished white concrete floor and underfloor heating

Living Room: 4.45m x 3.9m (14'7" x 12'10") to the rear with alcove fireplace with feature brick, wood burning stove, concertina doors leading to rear garden.

Lobby/Utility: with worktop, sink, built in presses, gas boiler and door to front lower garden and steps to street level

First Floor

Half Landing: feature sliding window with timber sash

Bedroom 1: 4.55m x 3.85m (14'11" x 12'8") with good range of built in wardrobes and cast iron fireplace

Bedroom 2: 2.7m x 4.15m (8'10" x 13'7") with built in wardrobes either side of chimney breast and cast iron fireplace

Bathroom: with free standing cast iron roll top bath, corner shower, vanity worktop whb with presses underneath, wc, heated towel rail

Outside: The west facing rear garden is a particular selling feature of the property. It benefits from a generous granite flagstone patio (approx. 3.3m x 4.7m) with steps leading up to a well walled west rear garden (approx. 6.6m x 5.3m) with granite paving, bordered by flower beds and shrubs. Vehicular access onto Synge Lane.

To the front, granite steps lead to a gravelled outdoor area, giving access to the kitchen/dining/living area.

BER Information

BER: Exempt

Eircode

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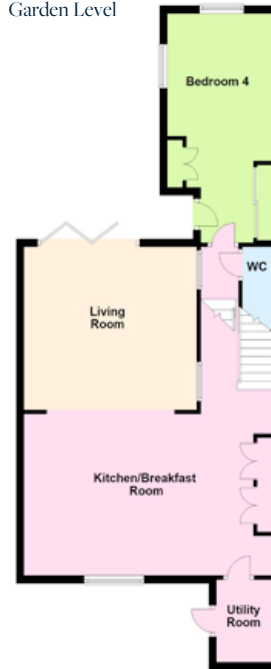
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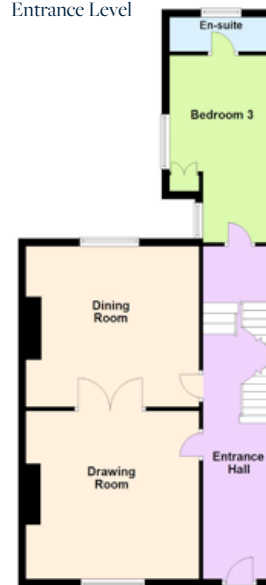
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FLOOR PLANS Not to scale - for identification purpose only.

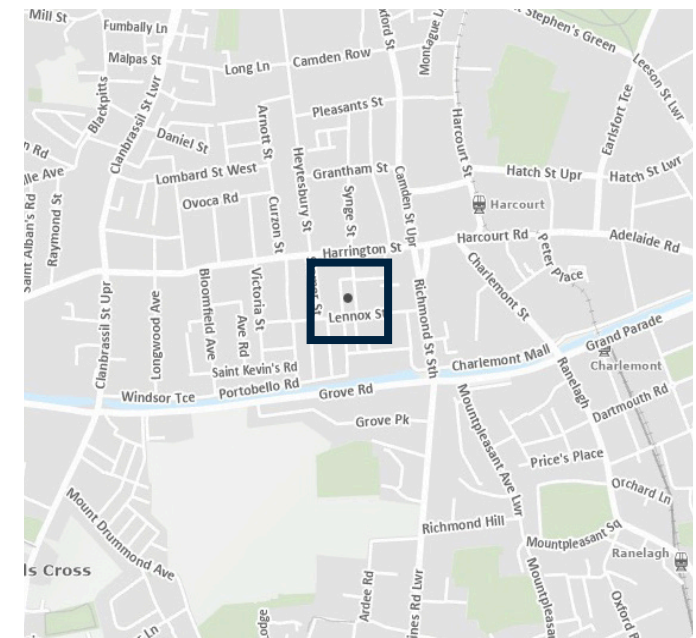
Garden Level



Entrance Level



First Floor



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