



13 Bath Street, Irishtown, Dublin 4, D04KH63

Beirne  
& Wise





## 13 Bath Street, Irishtown, Dublin 4, D04KH63

Situated on Bath Street in the charming and historic area of Irishtown, Dublin 4, this contemporary terraced house offers a delightful blend of modern elegance and period charm. The property boasts an exceptional finish throughout, showcasing stylish fittings that elevate the living experience. Extending to a surprisingly spacious 143sq.m, downstairs the open plan living areas create a spacious and inviting atmosphere, ideal for both relaxation and entertaining. Upstairs the generous bedrooms provide ample space for comfortable family living. The heart of the home is undoubtedly the stylish Kube Kitchen, which is both functional and aesthetically pleasing, perfect for culinary enthusiasts and social gatherings alike. To the rear there is a delightful south west facing sun-trap patio garden, providing a leafy retreat from the hustle and bustle of city living.

Situated in a much sought after neighbourhood, this property is just a stone's throw away from the vibrant city centre, offering a wonderful choice of shops, restaurants, and cultural attractions. Additionally, the nearby coastal walks provide an excellent opportunity for outdoor enthusiasts to explore the stunning natural beauty of the area. This location is strolling distance from Grand Canal Dock, Sandymount Village and Ringsend, the Aviva Stadium and RDS. The DART is also available close by at Grand Canal Station, while a selection of bus routes gives easy access to the city centre and Heuston Station.

This home is perfect for those seeking a stylish and comfortable living space in a prime location. This property is sure to impress with its modern amenities and proximity to both urban and natural delights. Don't miss the chance to make this exceptional house your new home.



### Features

- Refurbished Period Home
- Modern and Contemporary Interior
- 3 Generous Double Bedrooms
- Residents Street Parking
- Close to both City Centre and Sandymount Villages
- B3 BER Rating
- High Spec Finish
- South West Facing Garden
- Alarm
- Close to Schools and Transport Links

### View

Strictly by appointment with the selling agents Beirne & Wise, T: 01 2880900







## Accommodation

### HALL

Inviting entrance hall with clever custom made built in storage.

### LIVING ROOM

4.98m x 5.12m

The focal point of this well proportioned reception room is a Heritage solid fuel stove recessed into the original fireplace. ideal for cosy winter evenings. The addition of wooden plantation style shutters on the three sash windows further add to the appeal. This room features porcelain tiled flooring and bespoke wooden sliding doors which open to the dining room.

### DINING ROOM

5.01m x 3.03m

Porcelain floor tiling continues through to the kitchen.

### KITCHEN

5.01m x 2.70m

Naturally bright light-filled room with a large roof window and double patio doors to the rear garden. The kitchen is fitted with contemporary Kube, wall and floor cupboards with a solid oak counter top and copper sink. Integrated appliances to include a fridge freezer, twin oven and induction hob with overhead extractor fan and dishwasher. Recessed ceiling spotlights.

### UTILITY

1.12m x 1.26m

With built in storage and plumbed for a washer dryer. Porcelain floor tiling. Sliding door to guest W.C.

### GUEST WC

Vintage fittings to include a reclaimed sink with brass fittings, wash hand basin and W.C. Porcelain tiled floor.

### BEDROOM 1

3.62m x 5.58m

Large double bedroom with sash windows to the front of the property and featuring an antique fireplace. Bult in wardrobes.

### ENSUITE

Complete with a Kristal shower cubicle with a rainforest shower head, wash hand basin pedestal, W.C. and heated towel rail. There are spotlights in place as well as decorative hand crafted light fittings and solid oak bathroom fittings. There is a natural light reflector in place also. Finished with porcelain wall and floor tiling.

### BEDROOM 2

3.31m x 4.17m

Situated to the rear of the home this is another very large bedroom which offers views over the garden.



### BEDROOM 3

4.53m x 3.36m

Located to the front of the home, again it benefits from twin windows and is very spacious with built in sliderobes. There is access to the attic via a remote control operated access hatch with ladder.

### BATHROOM

Family bathroom with bath with overhead rainforest shower head, wash hand basin and W.C. Heated towel rail and porcelain tiling. Recessed ceiling spot lights and an openable sky light window.

### OUTSIDE

The leafy rear patio garden enjoys plenty of sunshine throughout the day and offers good privacy and wonderful views of the nearby St Matthews Church and spire. This is the ideal spot for summer entertaining and outdoor dining. The garden is finished to include quality stone paving, and the professional landscaping includes various plant types including fern trees and colour agapanthus. There is power, water and decorative lighting supplied to the garden. To the front of the property there is on street parking for residents.

### BER

Ber No.109838680

Output.106.17 kWh/m<sup>2</sup>/yr













