

Hamptons

INTERNATIONAL

13 Longwood Avenue, Portobello, Dublin 8, D08

5  3  3 

GUIDE PRICE

£1,330,000

(€1,500,000)

Property details



Attributes

 **Garden**

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Description

5 bedroom house for sale DNG are delighted to introduce this beautifully presented Victorian family home to the market. Hidden behind the brick façade is a family home which has been lovingly cared for and maintained over the years by its current owners. This bright and spacious home has many original period features including cornicing, original fireplaces, solid timber floors, original staircase and Victorian tiles. The kitchen flooded with light was originally a conservatory converted and fitted with floor & wall units with double doors opening onto an attractive decking area perfect for al fresco dining, leading to the c. 70 foot garden laid in lawn with mature shrubbery. The accommodation briefly comprises; a long and welcoming hallway with guest WC and under stair storage, two interconnecting reception rooms with original fireplaces and a kitchen/dining room completes the downstairs accommodation. Upstairs in the return is a study/office and on the top floor there are three bedrooms (two double) and a main family bathroom. At basement level we have both access via its own door to the front and also at the rear into patio/garden. There are two large double bedrooms and a generous size bathroom plus utility room. There is planning permission for a two story mews at the rear of the garden where an old workshop currently stands. This is a unique feature as this is the only property on the road that has not developed on the rear site. It also provides an excellent opportunity for the new owner to develop a mews extending to c 60 sqm with its own laneway access. Planning documents are available upon request. The location of this property is second to none. The property is located within walking distance to the City Centre and yet there is a quiet and peaceful surrounding. Weekend and evening living is ideal with the likes of Leonards Corner Bar, Bastible, Noshington, MVP, Little Bird Cafe, and BiBi's all within a short stroll. A number of regular bus routes travel to the city along the South Circular Road. Other notable amenities convenient to this property include Camden Street, Griffith College Dublin, Trinity College Dublin, Griffith Barracks Multi-denominational School, St Catherin's, Portobello Educate Together, St. James' Hospital, Heuston Station and The Phoenix Park. Early viewing advised.

Entrance Hallway Living Room 4.11m x 4.46m Dining Room 4.11m x 4.52m Kitchen 2.77m x 6.3m W.C
Basement Level Bedroom One 4.57m x 4.18m Bedroom Two 4.07m x 4.79m Bathroom 2.31m x 3.01m Utility Room 2.31m x 2m Upstairs
Bedroom Three 2.96m x 3.4m Bedroom Four 3.61m x 4.53m Bedroom Five 4.28m x 4.44m Study / Office 2.31m x 4.54m Bathroom 1.91m x 2.53m



















Floor plan



Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com