

Hamptons

INTERNATIONAL

9 Saint Joseph Street, Phibsborough, Dublin 7., D07N44Y

4  2  2 

GUIDE PRICE



£610,000

(€695,000)

Property details



Attributes




-  **Garden**
-  **Refurbished**

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Description

4 bedroom house for sale DNG are delighted to present this charming renovated and extended Victorian red-brick residence, offering an ideal family home in a superb location. Rich in period features, the property boasts wonderful fireplaces and high ceilings, all seamlessly blended with bright, modern interiors to create a beautifully balanced, light filled home. Extending to approximately 152 sq.m., the accommodation comprises a smart entrance hallway, elegant front reception room, spacious dining room offers the opportunity to create a fifth bedroom or home office, and an extended, fully fitted kitchen and a downstairs bathroom complete the ground floor. A second staircase provides access to Bedroom 4. The main staircase, there are three generous double bedrooms, a utility room, and a large family bathroom. The interiors are presented in excellent condition, with rooms of elegant proportions throughout. To the front, a charming city garden features original railings and distinctive chequered d tiling leading to the front door. The rear garden is private and not directly overlooked, offering a low-maintenance paved setting with mature planting, flower beds and trees, along with a block-built shed. There is also secure side pedestrian access. Situated in a highly desirable location within the ever-popular Phibsboro Village, the property is within walking distance of a wide range of amenities, including the TU Dublin campus at Grangegorman, the recently pedestrianised Capel Street, and excellent transport links such as the LUAS, Dublin Bus, and Heuston Station. Saint Joseph's Street connects the North Circular Road and Dorset Street and is just a short stroll from the picturesque Royal Canal Bank, Blessington Basin and King's Inns Park. The M50 and Dublin Airport are easily accessible, with convenient links to the M3/M50 intersection. The area continues to benefit from significant investment and development, including a new cycle route along the Royal Canal, the proposed MetroLink (approximately 500m from the planned station), the DART+ extension from Heuston to Connolly, and the redevelopment of the historic fruit market. Planning permission has also been granted for the redevelopment of Dalymount Park. This beautifully maintained home is sure to appeal to discerning buyers seeking a stylish period property in a mature and sought after setting. Viewing is very highly recommended! Contact DNG Estate Agents in Phibsboro. Local DNG agents: Isabel O'Neill, Brian McGee, Vincent Mullen, Leah Barry, Michelle Keeley & Ciaran Jones MIPAV.

Entrance Hall 6.03m x 0.84m Warm and inviting entrance hallway featuring high ceilings, charming original details, solid wood flooring, and tasteful painted décor that enhances the sense of character and space.

Reception Room 1 4.03m x 4.37m Spacious front facing living room with high ceilings and an abundance of natural light, featuring an ornate decorative fireplace, solid wood flooring, original sash windows and elegant painted décor.

Reception Room 2 3.62m x 4m Dining room located to the rear of the property overlooking the garden, featuring high ceilings, solid wood flooring, an ornate decorative fireplace, and original sash windows that add charm and character to this ideal entertaining space. The spacious dining room could also be used as a fifth bedroom or home office.

Kitchen/Dining Room 8.5m x 3.07m The kitchen/dining area provides an excellent entertaining space, featuring built-in seating and storage, ample wall and floor units, and generous counter space. The dining area features a striking decorative solid fuel fireplace, serving as an elegant focal point within the space. Beyond its visual appeal, it offers a subtle, radiant warmth that enhances the room's ambience, lending a sense of comfort and character ideal for both everyday dining and special occasions. Tiled flooring runs throughout, with access to the rear garden, a downstairs wc, and bedroom 4.

Shower Room 3.01m x 1m Fully tiled shower room featuring a shower cubicle with an electric Triton shower, heated towel rail, wc, and wash hand basin.

Bedroom 1 3.7m x 4.1m A generously sized double bedroom located at the rear of the property, featuring original details such as a sash window and ornate fireplace, complemented by carpeted flooring and painted décor.

Bedroom 2 3.96m x 2.81m A double bedroom located at the front of the property, featuring original details such as a sash window and ornate fireplace, complemented by carpeted flooring and painted décor.

Bedroom 3 2.86m x 3.14m Situated to the front of the property, featuring carpeted flooring and painted décor.

Bedroom 4 A generously sized double bedroom accessed via stairs from the kitchen, featuring large windows and Velux roof windows that flood the space with natural light, along with carpeted flooring, painted decor and ample built-in storage.

Bathroom 3.06m x 3.14m A spacious family bathroom featuring tiled flooring, a wc, wash hand basin, ample storage, large mirrors, and a bath with an overhead shower.

Outside front To the front, a charming city garden showcases original railings and distinctive chequered tiling, creating an attractive approach to the front door.

Outside rear To the rear, the garden offers a low-maintenance paved layout, complemented by mature beds and established trees, along with side access and a block-built shed.



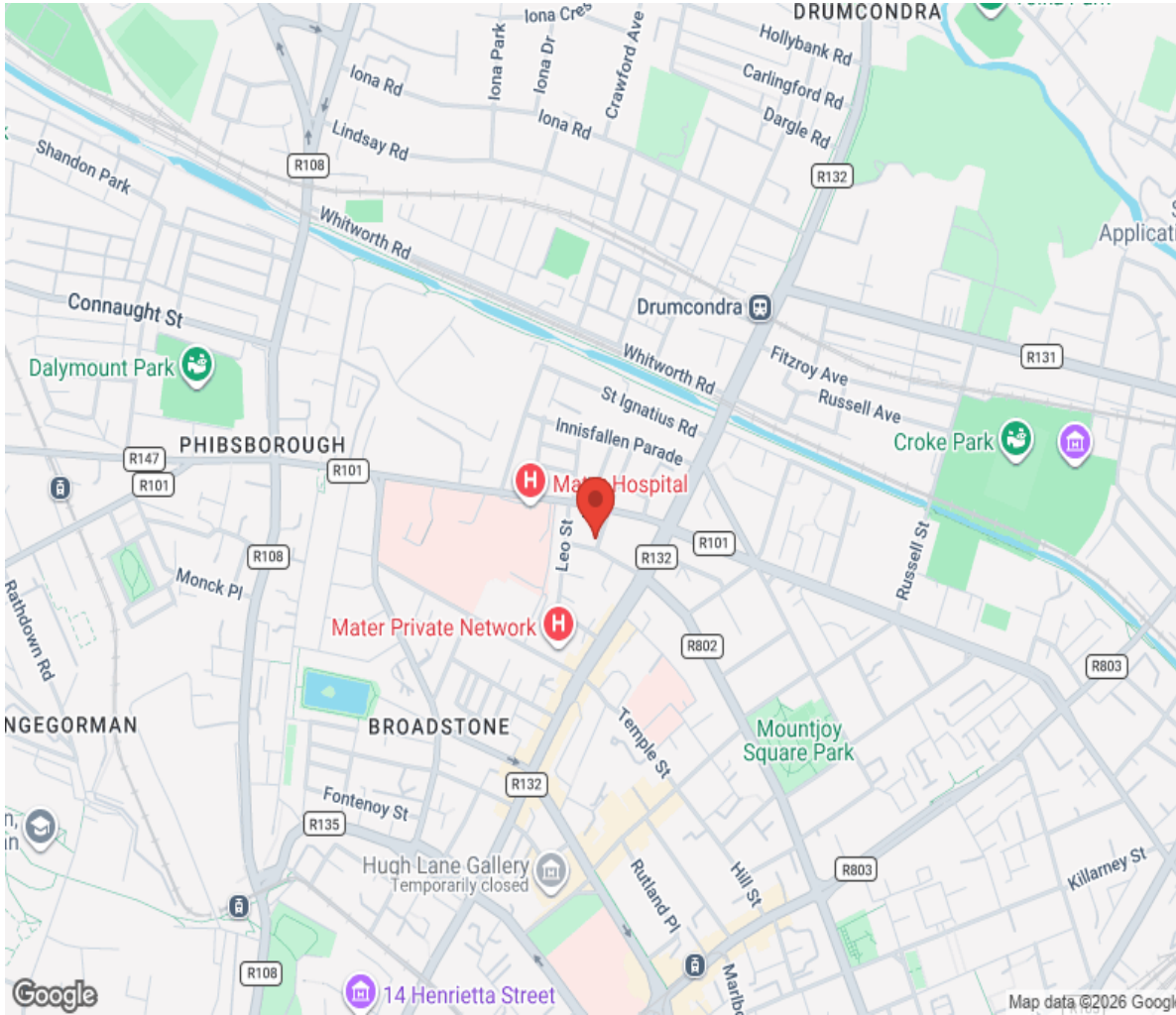








Location



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