

# Hamptons

INTERNATIONAL



**519 South Circular Road, Kilmainham, Dublin 8, D08**

4  4  2 

GUIDE PRICE

**£870,000**



**(€995,000)**

## Property details

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**Attributes**

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

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## Description

4 bedroom house for sale Set behind a handsome façade on the ever-popular South Circular Road, No. 519 is a superbly presented 3 Storey Edwardian townhouse. It's a four-bedroom, four-bathroom residence that effortlessly blends elegant period charm with modern comfort. This impressive home has been meticulously maintained and is presented in excellent condition throughout, showcasing a wealth of original 1902 features including high ceilings, fireplaces, ornate cornicing, original floorboards & stairs and generously proportioned rooms filled with natural light from the recently restored sash windows. The accommodation is both spacious and versatile, ideal for contemporary family living. Each of the four bedrooms is well-appointed, while the multiple bathrooms are finished to a high standard, offering both style and convenience. Accommodation is very generous and comprises of a beautifully tiled porch entrance with original stained glass green door leading through to a bright hallway with harlequin style black and white floor tiles, high ceilings, centre rose and carved coving. Firstly there is a reception room to the immediate left with large bay windows, original marble fireplace and sanded floorboards. Double glazed doors lead to the large dining room again with original floorboards and a second original fireplace. Then there is a modern bathroom leading to a pantry and a small kitchenette just off the dining room. Under the red carpeted stairwell is a small WC and the main large family kitchen is on through to the back with a Smeg range cooker and fully integrated modern kitchen with circular table and chairs. Beyond this is an enclosed sun room with decked flooring and ample seated areas for relaxing and eating at another circular table, In all it is a perfect extension of the living space with a barn style wooden door to the south facing garden with low maintenance pebbles and decked pathway. Upstairs there are 4 double bedrooms and two further bathrooms. To the rear of the garden the property truly distinguishes itself with a self-contained granny flat, its own section of private garden space and Alfresco dining table under the pergola. Inside these double doors there is New York style mezzanine bedroom, its own bathroom and a fully fitted kitchen with endless potential—perfect for extended family, guests, or rental income. It has the benefit of a back laneway access meaning guests can leave as they wish without having to come back through the main house. A standout feature of this home is the beautifully maintained south-facing garden, with a bi-annual flowering Magnolia tree providing a private and sun-drenched outdoor space ideal for relaxing or entertaining. Situated in a prime and highly sought-after location, No. 519 enjoys close proximity to a host of local amenities, excellent transport links, and the vibrant city centre, making it an exceptional opportunity for discerning buyers seeking both character and convenience. Features Period residence with an abundance of original features. Generous proportions Excellent location Granny flat to the rear with laneway access and fully equipped kitchen and bathroom Excellent condition Entrance Hall With beautiful black and white tiles, high ceilings, original staircase. Front reception room 4.08m x 4.6m With bay window, original wooden floorboards and fireplace. Dining Room 3.76m x 4.03m With original wooden floorboards and fireplace. Bathroom 1 2.36m x 2.35m With modern subway tiles and large walk in shower, w.c, hand wash basin. Pantry room 2.36m x 2.82m With built in storage. Kitchenette 2.36m x 2.26m With integrated appliances and storage units Breakfast area 3.3m x 2.07m With black and white floor tiles and door leading to outdoor area. Screened porch 5.76m x 2.86m Covered seating area. Understairs bathroom With w.c, hand wash basin. Bathroom (second floor) 2.42m x 2.69m With tiles, shower, sink and w.c. Bedroom 1 3.16m x 3.71m With window, original floorboards and cast iron fireplace. Stairs leading to Mezzanine with bed. Bedroom 2 3.61m x 4.36m With window, original floorboards and cast iron fireplace. Bedroom 3 5.45m x 4.7m With window, original floorboards and cast iron fireplace. Bedroom 4 3.6m x 3.34m With window, original floorboards exposed brick wall. Ensuite 1.74m x 1.53m with shower, sink and w.c.































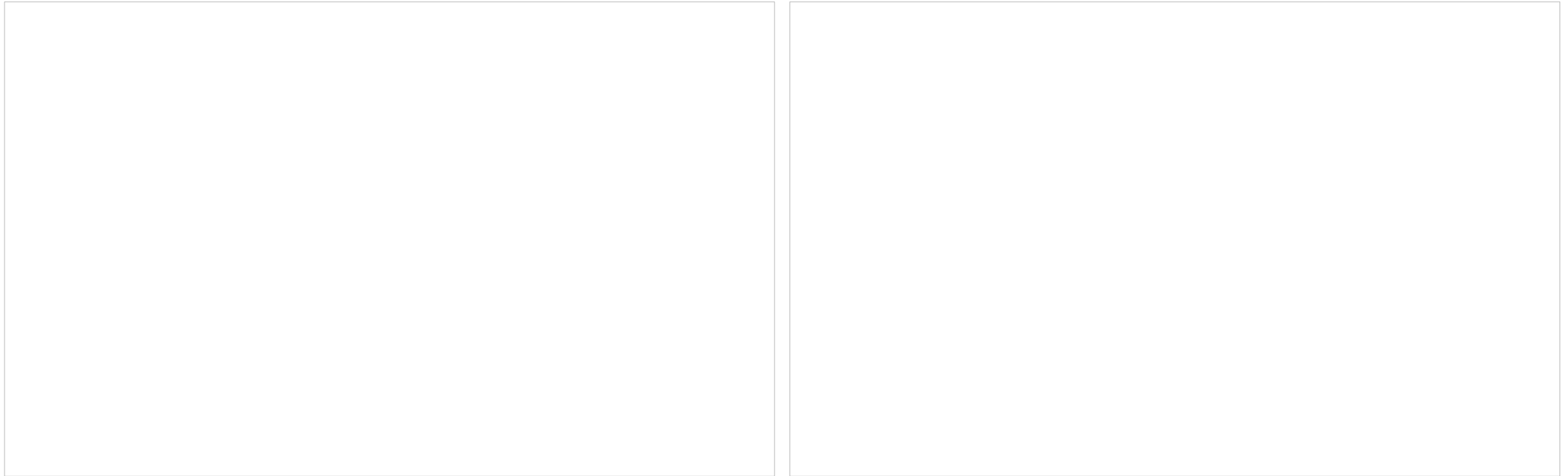




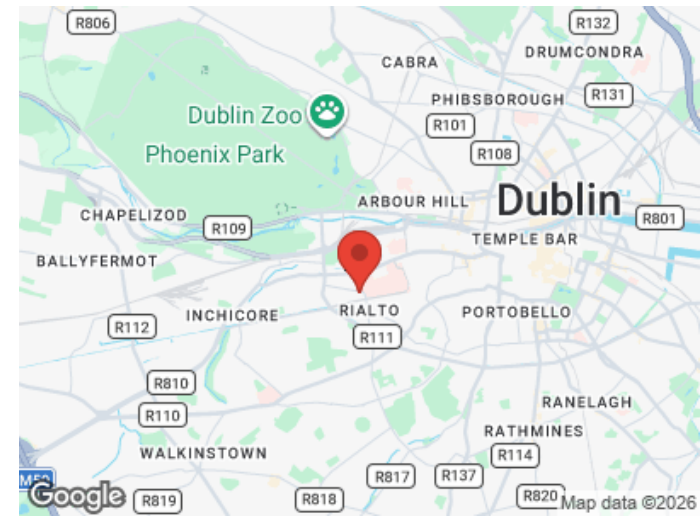
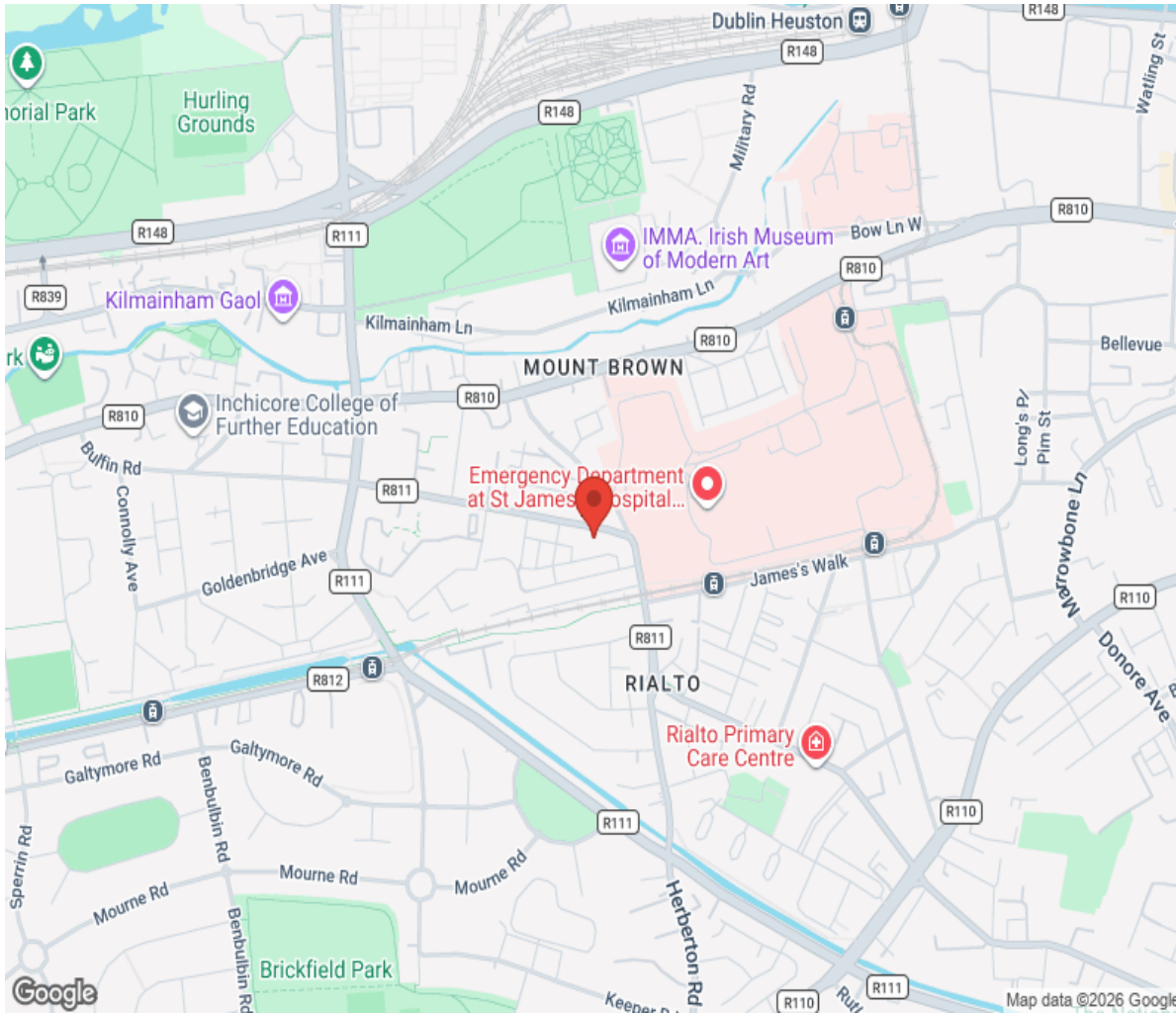


# Floor plan

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# Location



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