

Hamptons

INTERNATIONAL



34 Montpelier Hill, Arbour Hill, Stoneybatter, Dublin, D07AH5T

3  3  2 

GUIDE PRICE

£720,000

(€825,000)

Property details



Attributes

-  Private parking
-  Garden
-  Refurbished

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Description

3 bedroom house for sale DNG Estate Agents are delighted to present 34 Montpelier Hill, a superbly extended and architect designed family home offering bright, modern living in one of Dublin's most sought after city locations. Fully renovated and rewired in 2021, this exceptional property has been thoughtfully redesigned by award winning architect Ross Cahill O'Brien to maximise space, natural light and energy efficiency, resulting in an impressive BER B3 rating. Presented in true walk in condition, the home combines stylish contemporary finishes with practical family living throughout. The accommodation is exceptionally bright and spacious and comprises of an inviting front living room, with wooden shutters to the front facing windows adding both warmth and character. To the rear lies a stunning kitchen extension with an expansive open plan kitchen and dining area, designed with modern family life and entertaining in mind. Flooded with natural light, this contemporary space benefits from zoned underfloor heating across the ground floor and triple glazed windows throughout, creating a comfortable and energy efficient home environment. A separate utility area and guest WC add further practicality to the ground floor accommodation. Upstairs, there are three well proportioned bedrooms, all enjoying a bright and airy feel, together with a stylish family bathroom and a converted attic room currently in use as a guest bedroom. The attic also benefits from excellent storage space within the eaves. A particular feature of the home is the beautifully maintained rear garden, providing an excellent outdoor space to relax or entertain. To the front, the property benefits from off street parking for two cars, an electric car charging point and additional residential on street parking, with visitor permits also available. Full planning permission and compliance documentation are also available for review. Ideally positioned near Stoneybatter and Smithfield, 34 Montpelier Hill enjoys immediate access to a superb range of cafés, restaurants, shops and local amenities. The Phoenix Park is just minutes away, while Dublin Zoo, Collins Barracks, The Central Criminal Courts and Dublin City Centre are all within easy reach. Excellent transport links including the Luas, Dublin Bus cross city services and Heuston Station provide superb connectivity throughout the city and beyond. For viewings, please contact DNG agents Michelle Keeley MIPAV MMCEPI, Ciaran Jones MIPAV, Vincent Mullen MIPAV, Brian McGee MIPAV, Isabel O'Neill MIPAV, or Leah Barry at 01 830 0989.

Porch: An attractive arched red brick 1930s porch featuring monochrome tiled flooring, an external electric socket, post box, and EV charging point, creating a practical and welcoming entrance.

Entrance Hall: 4.99m x 2.87m A bright, beautifully tiled entrance hallway providing a welcoming first impression, with access to a WC and under stairs storage.

Living Room: 3.77m x 3.26m A spacious reception room featuring bespoke cabinetry, wooden flooring, feature window shutters, and a bay window to the front, creating a warm and elegant living space. Double doors connect seamlessly to the kitchen/dining area.

Kitchen Dining Room: 9.11m x 5.23m A standout open plan extension with high ceilings and skylights, designed for modern family living and entertaining. The space benefits from extensive natural light, a waste disposal system, and a boiling water tap, all set within a sleek contemporary finish.

Utility Room: 2.8m x 1.87m Utility room positioned to the rear with ample storage and practical workspace.

WC: Partially tiled with WC and wash hand basin.

Landing: The landing is bright and spacious, serving as a central hub on the first floor. It connects all three bedrooms, the family bathroom, and the stairs to the attic conversion, while adding to the overall sense of light and openness.

Bedroom 1: 4.39m x 3.26m A generous double bedroom with carpet flooring, fitted wardrobes, and a bay window with feature shutters.

Bedroom 2: 3.69m x 3.26m Double bedroom with bespoke cabinetry and carpet flooring overlooking the rear garden.

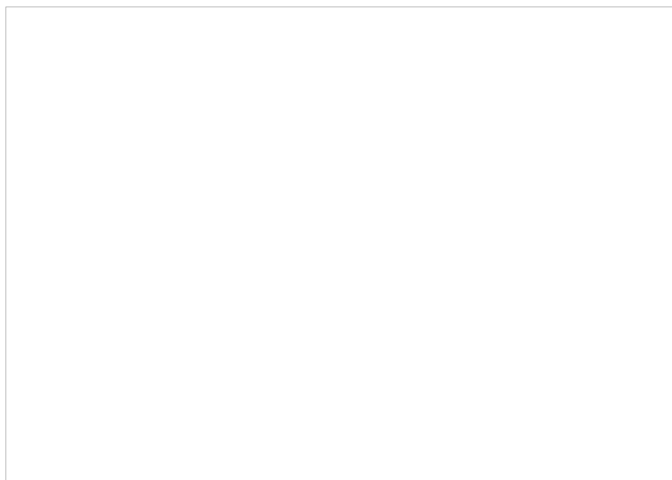
Bedroom 3/ Office room: 2.97m x 1.87m A single bedroom currently used as a home office, finished with wooden flooring and window shutters.

Bathroom: 1.9m x 1.87m Finished to a contemporary standard, the bathroom features a deep soaking Omnitub bath, WC, and wash hand basin.

Attic Room: 3.08m x 3.76m Currently in use as a guest bedroom, this bright room benefits from rear facing windows and a comfortable, private atmosphere. It is further enhanced by the addition of an ensuite bathroom, making it an ideal space for guests or extended family use.

Shower Room: 1m x 2.54m Well appointed with WC, wash hand basin and shower unit, offering complete convenience for guests or occupants of the attic space.

Gardens: A beautifully maintained, south facing garden with mature planting and shrubbery, designed as a tranquil outdoor space. It is ideal for both relaxation and entertaining, with the added benefit of underground storage for garden furniture and outdoor equipment. The property benefits from off street parking for two cars, an electric vehicle charging point, and additional residential on street parking with both resident and visitor permit options available.













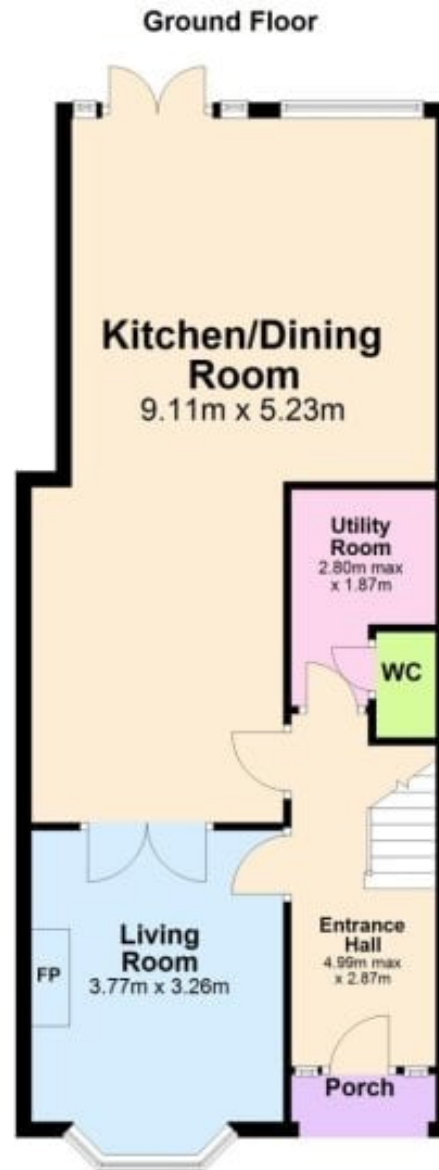




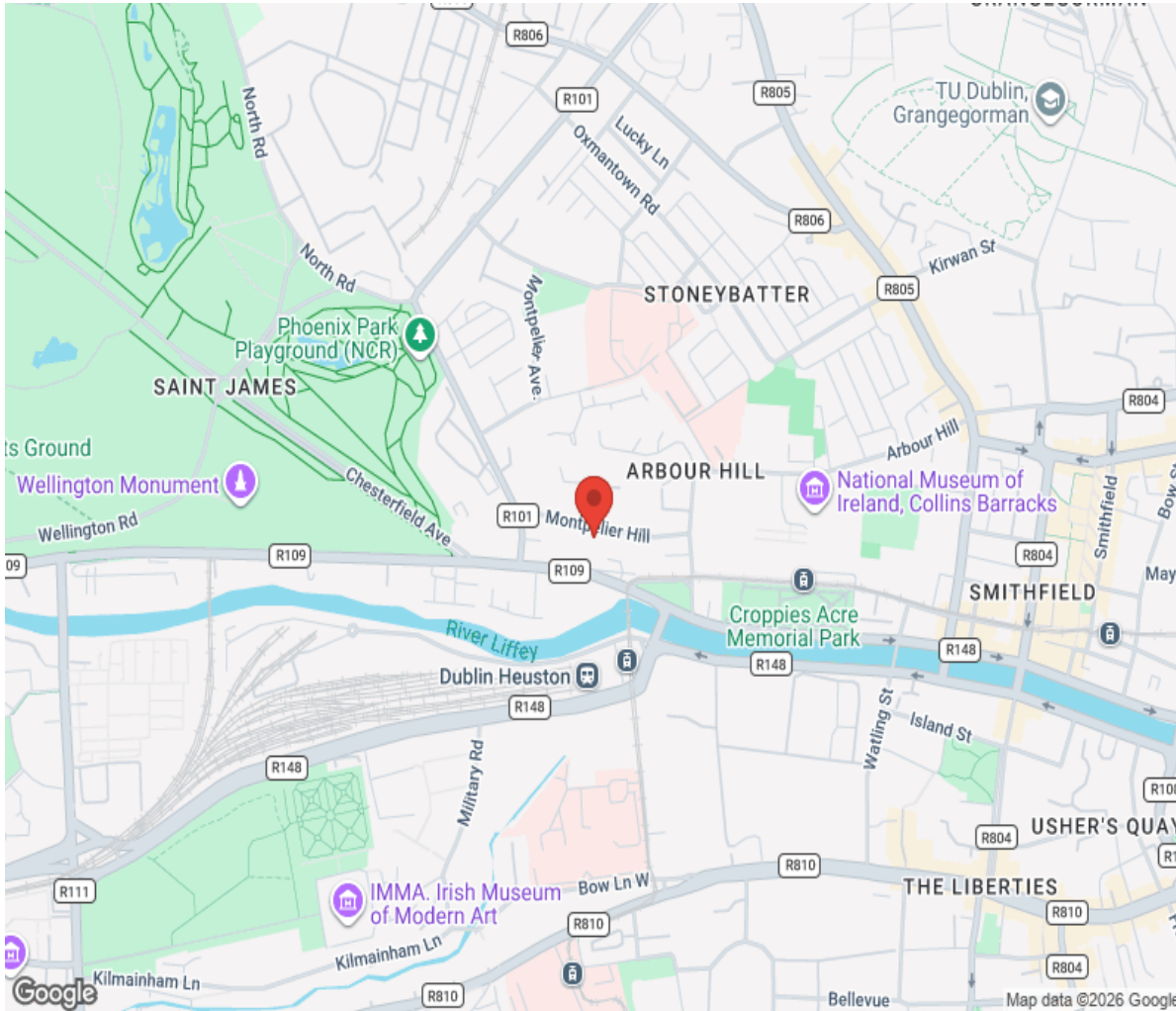








Location



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