

For Sale by Private Treaty



34 Munster Street,
Phibsborough,
Dublin 7

BER B3

4 Bedroom Period Property
c.130sq.m. / 1,400sq.ft.



FINNEGAN
Menton

Location:

The property enjoys an excellent location within 10 minutes' drive of Dublin's City Centre. Phibsborough is a vibrant neighbourhood where there are numerous shops, schools, recreational and sporting amenities within close proximity, including the beautiful Phoenix Park and Botanic Gardens. Munster Street has excellent transport links being on the Luas line and with numerous bus routes serving the area and the M50 and Dublin Airport within easy reach.

Viewing is strongly recommended of this most superb residence situated in a vibrant and highly desired location.



Description:

Delighted to present this pristine 4-bedroom period property to the market. The property offers all the charm of its era with its beautiful brick façade and ornate railing to the front. Inside the property has seen a complete refurbishment to include insulated walls rewired and replumbed throughout, new gas boiler, double glazed windows with up/down sash windows to the front and all internal and patio doors have been replaced. The property has retained many of its period features including its original living room fireplace, high ceilings, decorative ornate corning and centre roses in many of the rooms.

There is a south facing rear garden that benefits from a detached garage with an electric shutter door which open up onto Ulster Street. Given there is no off-street parking to the front this is an excellent opportunity to convert part of the rear garden into car parking spaces subject to planning permission of course. There is a separate pedestrian access backing onto Ulster Street.

Floor Area: c.130sq.m. / 1,400sq.ft.

Ground Floor

Living Room

c.3.71m x 4.51m

Kitchen

c.6.17m x 2.12m

Utility Room

c.1.17m x 0.87m

Garage

c.5.00m x 3.92m

Bedroom

c.3.52m x 4.30m

Ensuite

c.1.67m x 1.67m

First Floor

Bedroom 1

c.4.37m x 3.52m

Ensuite

c.2.31m x 1.23m

Walk in Wardrobe

c.1.23m x 1.23m

Bedroom 2

c.3.69m x 3.61m

Ensuite

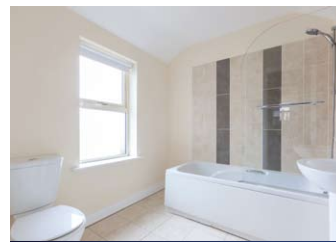
c.2.49m x 0.92m

Bedroom 3

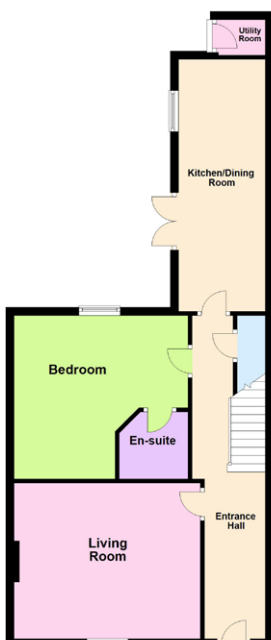
c.3.66m x 2.41m

Bathroom

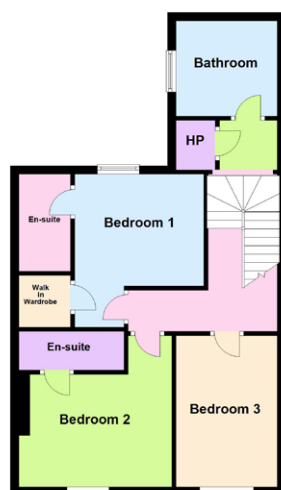
c.2.30m x 2.16m

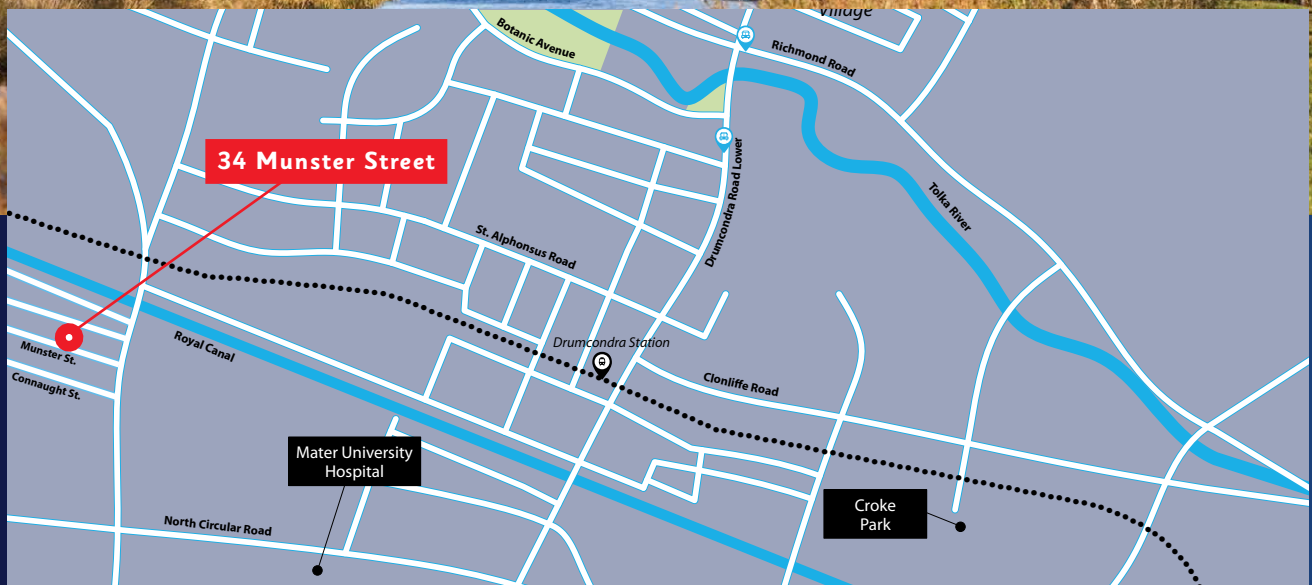
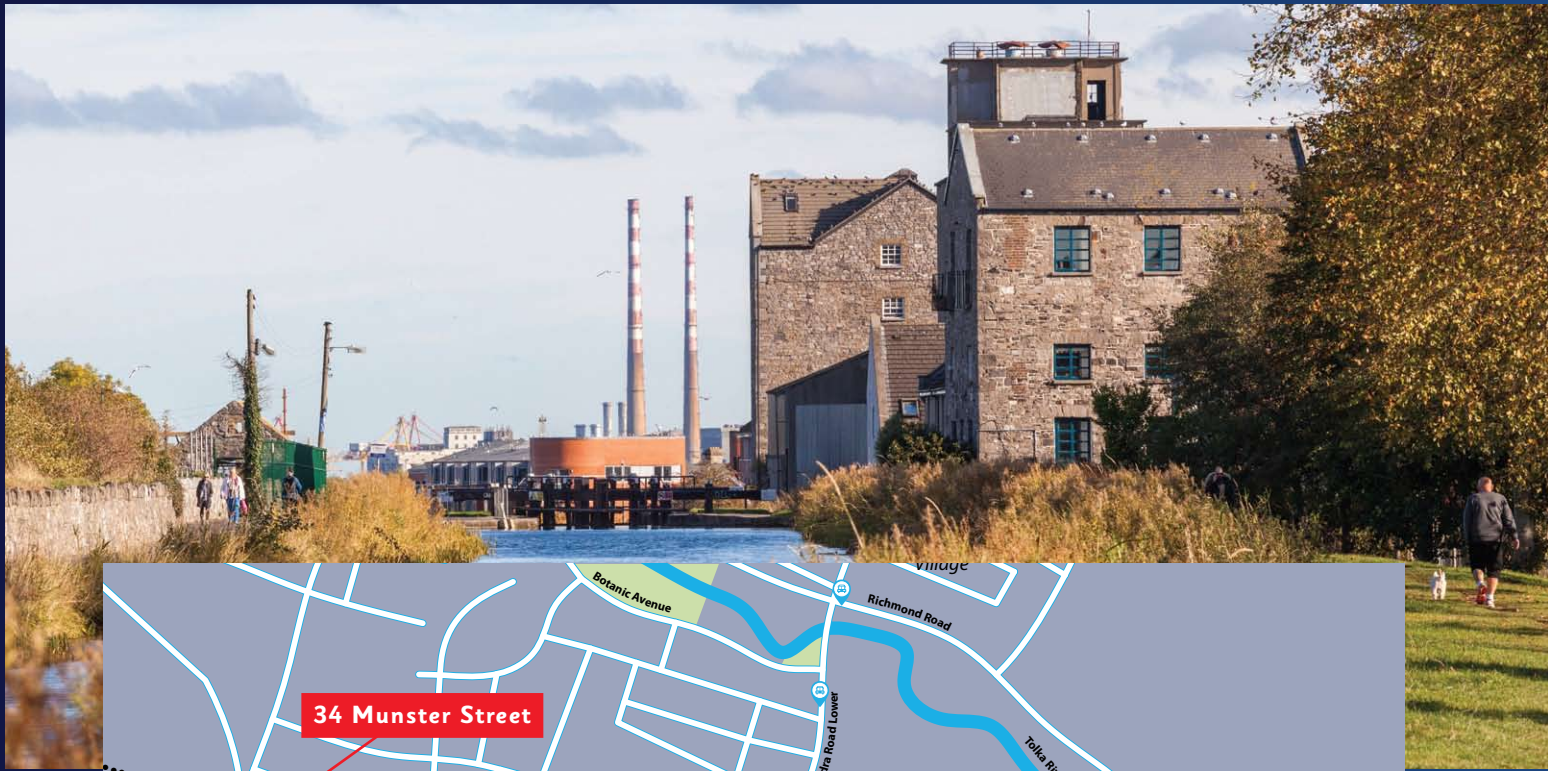


Ground Floor



First Floor





Features:

- Superb 4 bedroom property
- Extensively renovated throughout
- Excellent rear parking potential (SPP)
- Detached Garage with electric shutter
- Alarmed
- South facing back garden
- Phibsborough LUAS Stop (9min walk)
- Numerous bus routes
- Phibsborough Shopping Centre (3min walk)

BER:

B.E.R.: B3
B.E.R. Number: 102883949

Title:

We understand the title is held Freehold

Price:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Mark McCormack on 01 614 7900



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