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## **4 St Peters Avenue, Phibsborough, Dublin 7**

### **Starting Bid: €300,000.00**



For sale by Kelly Bradshaw via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

**PERIOD PROPERTY / FULL RESTORATION PROJECT / DERELICT SINCE 2017 / UNRIVALLED POTENTIAL / GATED ENCLAVE / WEST FACING / SUPERBLY LOCATED**

We are proud to present 4 St Peters Avenue, Phibsborough, Dublin 7 to the market, a Victorian home waiting patiently for its next chapter to begin. Some houses carry stories in their walls, and No. 4 is one of them. Time has paused here since 2017, but the character, craftsmanship, and quiet dignity of this mid-1800s home remain, ready to be brought back to life by someone who sees not what it currently is, but what it can become.

Hidden behind a gated entrance on a cobbled lane, this intimate terrace of just five Victorian homes feels a world away from the city's pace. It's easy to imagine the footsteps that once crossed the stones, the glow of gaslight in the windows, and the steady rhythm of life that shaped these homes over generations. Today, No. 4 stands ready for renewal, a full restoration project that invites imagination, care, and ambition.

Next door, No. 3 offers a compelling glimpse of what is possible. Once the same modest “two-up, two-down,” it has been thoughtfully transformed into a beautifully finished home, where period elegance meets modern comfort. No. 4 mirrors that footprint, offering the same opportunity to create something deeply personal, a home that respects its past while embracing contemporary living.

From the moment you step inside, the atmosphere shifts and speckles of quiet craftsmanship are captured by the eye. The hallway is a space where details still speak, fanlight glass above the door, high ceilings, decorative plasterwork. These are the touches that have endured, waiting to be appreciated once more. The living room, with its cast-iron fireplace and sash windows, feels like a space that has gathered stories over time, ready to be reimagined as a warm and welcoming retreat.

To the rear, the kitchen and dining area offer a blank slate, an opportunity to open, extend, and shape the heart of the home (subject to planning permission). Beyond, the west-facing garden captures the afternoon and evening light, a small but precious outdoor space where long summer evenings can unfold quietly.

Upstairs, two double bedrooms continue the sense of history, each with original fireplaces that anchor the rooms in their past. Above, the attic space offers further potential, as seen in neighbouring homes, for a conversion that could become a bright workspace, studio, or additional room to suit modern life.

Phibsborough itself has evolved into one of Dublin’s most vibrant and characterful neighbourhoods, a place where old and new sit comfortably side by side. From the nearby Botanic Gardens to the Royal Canal, and the ever-growing selection of cafés and gastropubs, there is a strong sense of community and creativity here. The LUAS Green Line is just moments away, connecting you effortlessly to the city, while future transport developments promise even greater convenience.

No. 4 is not without its challenges. It requires a complete restoration, wiring, plumbing, roofing, and everything in between, but for the right buyer, that is part of the appeal. This is a chance to shape something meaningful, to restore a home with history and give it a future that feels just as rich.

Viewing is highly recommended for those who can see the beauty in what remains, and the potential in what could be.

Property may be eligible for Vacant Property Refurbishment Grant.

What is the Vacant Property Refurbishment Grant?

The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate vacant and derelict properties that have not been used as residential properties before. This only applies if these non-residential properties were previously used for commercial or public use and now have the correct planning permission.

You can get a grant of up to €50,000 to renovate a vacant property and up to €70,000, if the property is derelict.

#### Features

PERIOD PROPERTY  
FULL RESTORATION PROJECT  
DERELICT SINCE 2017  
UNRIVALLED POTENTIAL  
GATED ENCLAVE  
WEST FACING  
SUPERBLY LOCATED  
BER G / BER No 119173995  
Floor Area 93.34 (m2)

#### Rooms

Hall  
6.5m x 1.52m

Living Room  
3.88m x 3.37m

Kitchen  
4.03m x 3.02m

Bathroom  
3.46m x 1.75m

Landing  
2.27m x 1.31m

Bedroom One  
3.33m x 3.1m

Bedroom Two  
3.59m x 3.04m

Bedroom Three  
3.19m x 2.0m

Attic Landing  
2.19m x 2.18m

Attic Room One  
3.92m x 2.92m

Attic Room Two  
2.51m x 1.91m

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/0ffc28bf5e9741a683399e1b27edbd1d/auction-pack>

TO VIEW OR MAKE A BID Contact Kelly Bradshaw or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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