



45 Carrickmount Avenue,  
Rathfarnham, Dublin 14

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

BER C3



# For Sale by Private Treaty

Hunters Estate Agent is delighted to bring to the market this bright and spacious 3-bedroom terraced property extending to 104sq.m/1,120sq.ft. The property is ideally located on Carrickmount Avenue in the heart of Dublin 14. The property has been extended and excellently maintained by the current owners and boasts light filled, well-proportioned living space along with a large south facing landscaped rear garden. The property is set in quiet cul de sac close to a host of amenities including Nutgrove shopping centre and retail park, excellent schools and is walking distance from a good selection of pubs and restaurants.

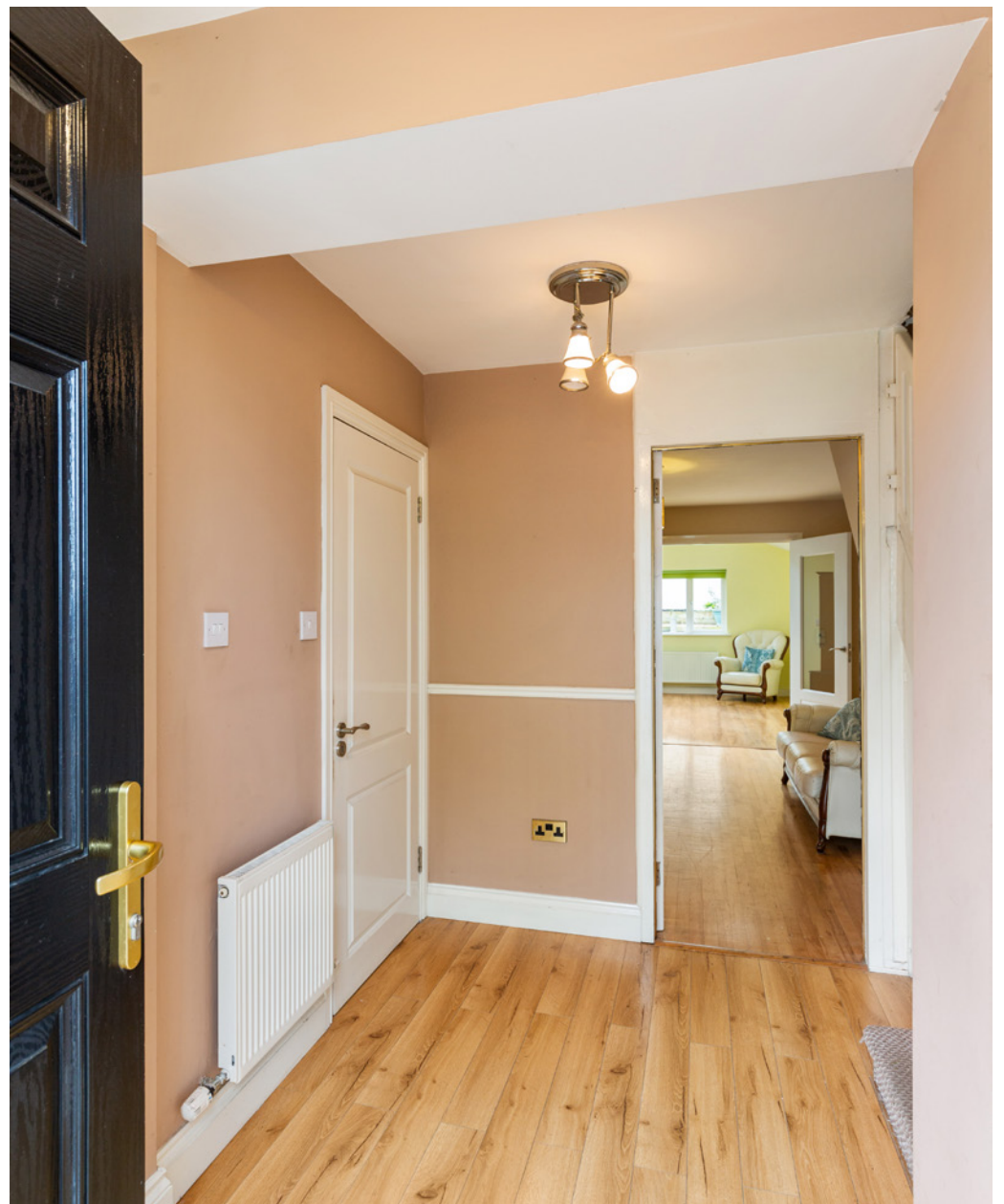
The accommodation at ground level briefly comprises of an extended entrance hall with downstairs WC. This leads into the living room with feature open fireplace, door to the extended galley style kitchen and double doors to the wonderfully bright and spacious family / dining room to the rear. This room benefits from a high-pitched roof and skylights and has double sliding doors to the south facing rear garden. Rising to the first floor, there are two large double bedrooms, a single bedroom, and a spacious upgraded family bathroom.

The front of the property benefits from a wide cobble lock driveway with off-street parking for up to two cars. There is the added advantage of a gated and covered over side passage which leads to the delightful, landscaped south facing rear garden that is set laid out with an attractive raised paved patio with extensive use of railway sleepers and colourful specimen planted beds.

The property is ideally located close to a host of amenities including, Nutgrove Shopping Centre, which is home to both Tesco and Dunnes Stores, Lidl Nutgrove, Aldi Nutgrove, SuperValu Churchtown, as well as a host of local speciality shops and cafes. A selection of south Dublin's finest schools are available locally (Loreto, Terenure & Templeogue Colleges, Our Lady's, High School) to mention but a few. The area is well serviced by public transport with the 61, 14, and 14c bus routes on your doorstep servicing Dublin city centre and the surrounding suburbs, the LUAS at Dundrum is also only a short 20-minute walk away. For nature lovers, having the Dublin mountains on your doorstep is a real treat with walks at Three Rock, The Hellfire Club, Massey's Wood, Cruagh, and Tibbradden all just a short drive away. Bushy Park and Marlay Park are also close by, offering yet more opportunity to get out and about. The location also offers easy access to the M50 road network.

## SPECIAL FEATURES

- » Very fine 3 bed terraced property extending to 104sq. m/1,120sq.ft
- » Rear extension added c. 2015
- » Upgraded shower room c. 2015
- » Gas fired central heating
- » Landscaped south facing rear garden
- » Cobble lock driveway with off street car parking for two cars
- » Two brick-built garden sheds
- » Walking distance to a host of amenities
- » Excellent schools in the area
- » Well serviced by public transport
- » Wonderful parks and leisure amenities close by





# ACCOMMODATION

## ENTRANCE HALL

2.97m x 1.6m (9’8” x 5’2”)  
Ceiling light, laminate flooring, under stair storage.

## GUEST WC

1.57m x .0.82m (5’1” x 2’8”)  
White suite incorporating a pedestal wash hand basin and pedestal WC.

## LIVING ROOM

4.5m x 3.76m (14’9” x 12’4”)  
Feature open fireplace with wooden surround and marble inset and hearth, wooden floor, door to kitchen and double doors to Family/Dining room.

## KITCHEN

6.14m x 1.9m (20’1” x 6’2”)  
Range of painted fitted units incorporating extensive worktop areas with tiled splashback, a stainless-steel sink unit, and generous open shelving. Appliances to include a stainless-steel double oven with four ring gas hob and extractor fan, Beko fridge freezer, PowerPoint chest freezer, Zanussi dishwasher. Tiled floor.

## FAMILY/DINING ROOM

4.25m x 3.66m (13’11” x 12’0”)  
High pitched ceiling with two skylights, wooden floor, window overlooking garden and double sliding doors out to the rear.

## STAIRS TO FIRST FLOOR

## LANDING

3.7m x 0.9m (12’1” x 2’11”)

## BEDROOM 1

3.67m x 3.33m (12’0” x 10’11”)  
Laminate floor. Double fitted wardrobes. Door to hot press with insulated immersion tank.

## BEDROOM 2

4.33m x 2.43m (14’2” x 7’11”) (max)  
Carpet flooring. Press containing gas boiler.

## BEDROOM 3

2.78m x 2.72m (9’1” x 8’11”)  
Laminate flooring. Double fitted wardrobes.

## BATHROOM

2.59m x 2.38m (8’5” x 7’9”)  
White suite incorporating a wall mounted sink in vanity unit, walk-in shower enclosure with Triton electric shower, pedestal WC. Fully tiled floor and walls.



GARDEN

Cobble lock driveway bordered by herbaceous borders with parking for two cars. Steps and ramp to front door. Gated and covered side passage to rear garden. Two brick-built sheds, one containing a Zanussi washing machine and drier, the second for garden storage. Landscaped south facing rear garden laid out with an attractive raised paved patio with railway sleepers, colourful beds, and an array of shrubbery.

BER DETAILS:

Rating: C3  
BER No: 114870744  
Energy Performance Rating: 215.6 kWh/m2/yr

VIEWING

Strictly by appointment through Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie



**T** 01 493 5410 **E** rathfarnham@huntersestateagent.ie **W** www.huntersestateagent.ie  
1 Saint Mary's Terrace, Grange Road, Rathfarnham, Dublin 14  
2 Brighton Road, Foxrock, Dublin 18  
4 Castle Street, Dalkey, Co. Dublin  
**City Centre:** **E** city@huntersestateagent.ie **T** 01 668 0008



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