

For Sale By Private Treaty



18 Prospect Court

Prospect Manor, Stocking Lane,
Rathfarnham, Dublin 16

BER C2

3 Bedroom Semi-Detached with Attic Storage Area
c.98sq.m. / 1,055sq.ft.



FINNEGAN
Menton



Location:

Prospect Court is located to the rear of the Prospect Manor Estate, just off Stocking Lane near Rathfarnham Village, at the foothills of the Dublin Mountains and benefits from close access to the M50.

Description:

Finnegan Menton is delighted to present this elegant 3 bedroom semi-detached family home with attic storage area in pristine condition with an exceptionally long rear garden.

This immaculately maintained house has a cobble locked driveway and landscaped front and rear gardens, which face easterly to the rear. Prospect Manor is a popular award winning estate with large greens and open space off Stocking Lane.



Features:

- Best estate in South Dublin in 2006.
- Best presented estate in Dublin in 2011.
- East facing rear garden.
- Houses were built in 1995 by Cavan Developments and Albany Homes.
- Gas fired central heating.
- UPC Broadband available.
- Rationel double glazed windows and French doors.
- Gated side Entrance.
- Solid French oak floors on the ground floor.
- Outside tap.
- External security lighting to rear.
- Curtains, carpets, blinds, and light fittings included.
- Garden seating area.
- Hardwood decking area.
- Garden shed, wired for electricity. (2.92m x 2.39m).
- Rear garden 19m long x 6.62m.
- Timber garden playhouse included.
- uPVC fascia, soffit, and guttering – newly fitted.
- Attic storage area 5.11m x 4.15m.
- Two Velux roof lights, storage in the eaves (both sides).

Floor Area: c.98sq.m. / 1,055sq.ft.

Entrance Hall

c.5.22m x 1.73m

Storm porch, telephone point, recessed lighting, alarm panel for monitored alarm, solid oak flooring. Under stairs storage.

Living Room

c.5.11m x 3.27m

Marble fireplace and timber surround, coving, double doors to dining room, TV point, solid oak flooring.



Kitchen / Dining Area

c.3.19m x 2.65m (Kitchen)

c.5.16m x 3.36m (Dining Area)

Modern timber kitchen incorporating Belling oven hob & extractor hood. Amana American stainless steel fridge-freezer, integrated Bosch dishwasher, integrated Electrolux washing machine, Viessmann A rated gas boiler (recently fitted). Wall radiators, Rational alu-clad timber windows and French doors, coving and wall tiling, solid oak flooring.



Guest W.C.

Under-stairs whb and wc, solid oak flooring.

Bedroom 1 (Front)

c.2.26m x 2.72m

Timber floor, built in wardrobe, single bedroom.

Bedroom 2 (Front)

c.3.28m x 2.85m

Timber floor, fitted wardrobe.



Bedroom 3 (Back)

c.3.17m x 4.19m

Master bedroom, excellent elevated view of Dublin City from bedroom window, fitted wardrobes, timber floor, TV and telephone point, alarm panic button.

Ensuite

c.1.95m x 1.45m

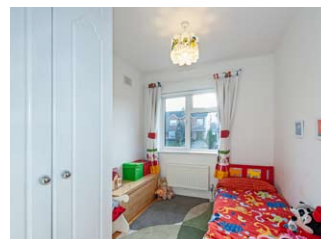
White suite comprising wc, whb, T90SI electric shower, timber floor, extractor fan, wall tiling, chrome heated electric towel rail.



Bathroom

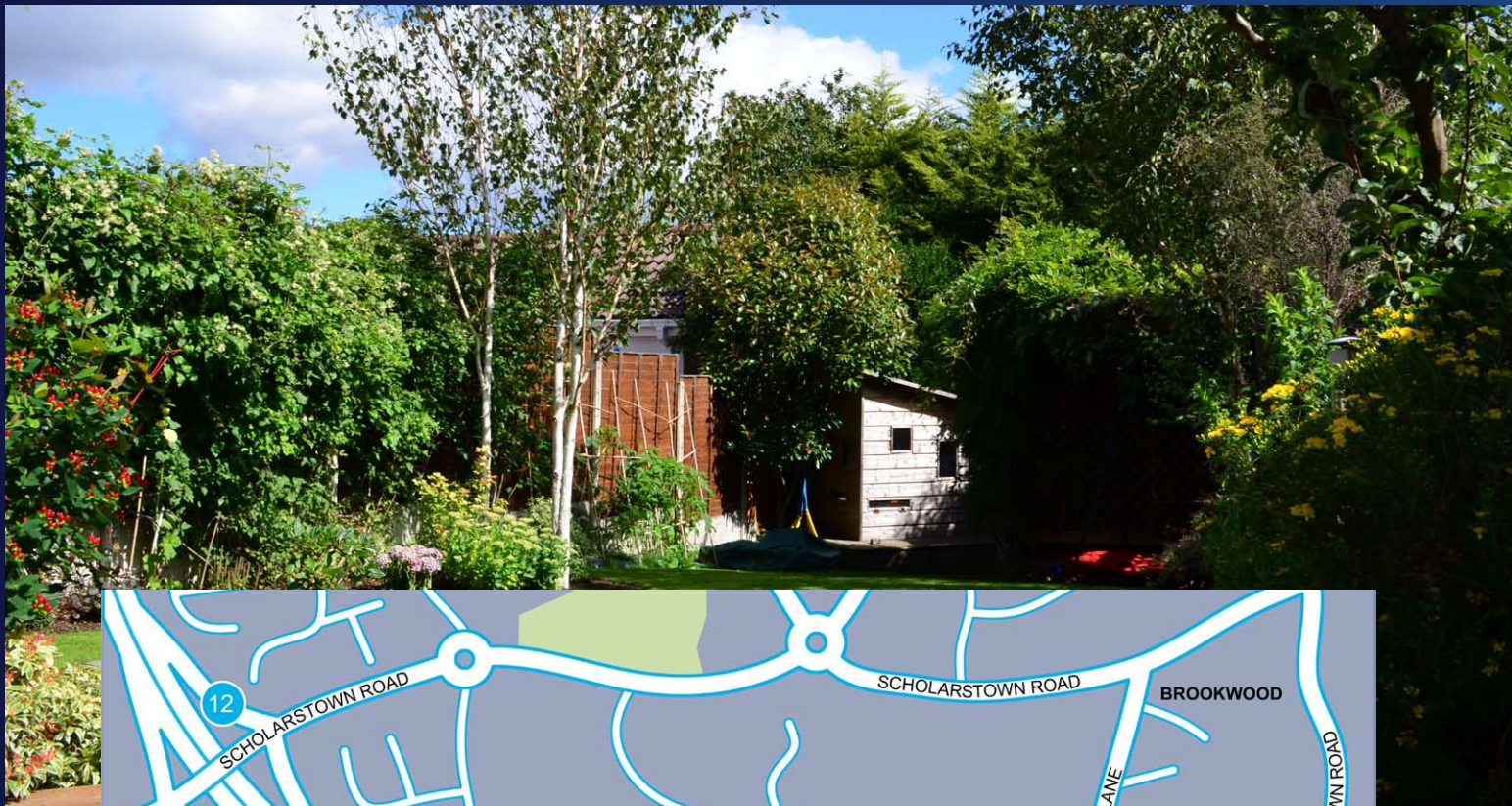
c.2.07m x 1.95m

White suite comprising corner bath, wc, whb, mirror over sink, timber floor, tiled walls, chrome heated electric towel rail, Aqualisa pumped power shower.



Hotpress

Insulated tank, storage shelves.



Directions:

Prospect Manor is on the left hand side coming up Stocking Lane (R115), just off Scholarstown Road beside the Ballyboden Road Roundabout. Prospect Court is the last cul de sac when you come into Prospect Manor Estate.

Heating:

Gas fired central heating.

Car Parking:

Private gated driveway that can accommodate two cars.

BER:

B.E.R.: C2 185.68kWh/m²/yr
B.E.R. Number: 102166196

Viewing:

By appointment only with sole agents Finnegan Menton
Contact David Rowe on 01 614 7900

Price:

On Application.



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