

FOR SALE BY PRIVATE TREATY

49 CHARLEVILLE SQUARE,  
BUTTERFIELD AVENUE,  
RATHFARNHAM  
DUBLIN 14

ASKING PRICE €660,000

eoin  
oneill  
PROPERTY ADVISERS

01 660 0333



## SPECIAL FEATURES

- Spacious family home with flexible accommodation including a great 2nd floor room with many uses.
- Gas Fired Central Heating.
- Double Glazed Windows
- Service charge €1094 per annum.
- Exclusive gated development
- Beautifully landscaped grounds
- 165sqm/1775 sq.ft
- BER C2

## DESCRIPTION

An impressive family home offering 4 bedrooms plus 2nd Floor Den/home office in this exclusive gated development off Butterfield Ave, 49 Charleville Square is instantly appealing. Arranged over 3 floors and extending to c.165sqm/1775 sq.ft (incl 2nd floor) the accommodation is spacious and flexible and offers living room with marble fireplace and wooden floors, dining room and extended kitchen with seating/tv area. On the first floor there are 4 bedrooms with the main bedroom being en-suite. At 2nd floor level there is a large den/playroom/studio room measuring c.5.36m x 4.68m with dormer window to front. The development is beautifully landscaped and maintained to a very high standard.

The location is highly desirable with a great choice of shops both nearby in Rathfarnham Village and Rathfarnham shopping centre but also Dundrum Town centre, which is within easy reach .The area is particularly well catered for with a wide choice of schools and nearby facilities of Bushy and Marlay Parks, numerous golf clubs, Ballyboden GAA club and many other sports and leisure clubs.



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Dublin 4  
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These particulars do not constitute an offer or contract and whilst every effort has been made in preparing these particulars the details must not be relied upon as fact. Dimensions are for guideline purposes only. Viewing strictly by appointment.

## ACCOMMODATION

**Entrance Hall:** 5.89mx2.1m. Guest WC.

**Living room:** 5.86mx3.64m. Double doors from Hallway. Marble fireplace with gas fire insert. Bay window. Wooden floors. Decorative corning. Double doors to Dining room. Wall lights.

**Dining room:** 4.01mx2.72m. Wooden Floors. Decorative corning.

**Kitchen:** 4.68mx2.94m. Fitted Cream floor and wall cabinets. Single Drainer sink unit. Tiled splash back. Tiled floor. Oven, Hob and Extractor Fan. Washing Machine, Dishwasher. Utility Room. Plumbed for washer. Intercom to gate.

**Breakfast room/Family room:** 5.71mx2.69m. Twin sliding patio doors to rear garden. Wall Lights. Tv Point. Phone Point. Wooden Floor. Down Lighters.

**Bedroom 1 Master Bed:** 3.97mx3.66m. Fitted cherrywood Wardrobes. TV point. Intercom to front door. En Suite-shower with sliding door. WHB and WC .Down-lighters.

**Bedroom 2:** 3.26mx2.84m. Fitted Wardrobes with cherrywood frame and ivory doors.

**Bedroom 3:** 3.74mx2.46m. Fitted Wardrobes with cherrywood frame and ivory doors.

**Bedroom 4:** 2.55mx2.35m. Fitted Wardrobes.

**Main Bathroom:** 3.84mx1.82m. 3 piece suite comprising of WC, WHB and Bath with telephone shower attachment. Fully Tiled. Down-lighters.

**2nd floor Den/Playroom:** 5.86mx4.89m. Dormer Window. Velux Roof lights. Large bright room offering a number of potential uses. Fitted wardrobes.

**Rear Garden:** Westerly aspect. Brick patio area .Garden Shed.

