



If you are considering selling please call us today:
For a Free Valuation:
T: 01 2100 360



Ordnance Survey Ireland Licence No. AU 0066515
 PSRA No. 002964 (licence)
Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
 T : +353 | 2100 360 F : +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



84 Beaufort Downs, Rathfarnham, Dublin 14.

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

84 Beaufort Downs, Rathfarnham, Dublin 14.

Allen & Jacobs is delighted to bring to the market this extremely well presented four bed semi-detached family home. Neatly positioned in a quiet cul de sac position in this exceptionally popular development, no. 84 has the added benefit of an extremely private south east facing rear garden (c.12.5m long). Accommodation briefly comprises Entrance hall, living room, kitchen/dining room, guest w.c., four bedrooms (master en suite) and family bathroom.

Location really couldn't be better in this extremely popular and convenient residential location. The thriving villages of Rathfarnham and Dundrum are only minutes away with their superb selection of shops, bars and restaurants. The new Dundrum town centre is also just a short drive away. Nutgrove Shopping Centre along with Aldi and Lidl are on your doorstep. An array of schools and colleges are within easy reach including Loretto Rathfarnham. Wesley College, Terenure College and The High School. A host of amenities sit close by including Marlay Park and St Endas Park. Likewise the property is serviced by a selection of public transport with the LUAS within easy reach and a number of bus routes offering easy access to and from the city centre and surrounding suburbs.

An ideal family home with viewing highly recommended.

At A Glance

- Excellent Condition Throughout
- South East Facing Rear Garden
- Well Proportioned Light Filled Accommodation c.99 sqm
- Side Passage
- Off Street Parking for 2 cars
- Easy Reach of the City & All Transport Route via M50
- GFCH
- Double Glazed Windows Throughout
- Phone & TV Connection
- Floored attic

Negotiator

Andrew Allen MIPAV MCEI



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Notes:



Accommodation

Entrance Hall: 4.37m x 1.77m:

Living Room: 5.61m x 3.35m: Feature open fire with marble mantle.Arch to...

Kitchen/Dining Room: 5.21m x 4.72m: Fitted kitchen with extensive range of wall and floor units. Double doors to rear garden.

Guest wc: With wc & whb.

Landing: 3.62m x 2.56m: Hotpress with duel immersion.Access to floored attic.

Bedroom 1: 4.25m x 2.83m: Extensive range of fitted wardrobes.

Ensuite: 1.95m x 1.2m: Currently used as walk in wardrobe but easily converted back.

Bedroom 2: 3.84m x 2.61m: With fitted wardrobes.

Bedroom 3: 3.01m x 2.35m: With fitted wardrobes.

Bedroom 4: 2.67m x 2.55m:

Bathroom: With wc, whb and bath with telephone shower:

Outside

To the front is a garden with lawn and off street parking for 2 cars. To the rear is a private and sunny south east facing garden (c.12.5m long) with a variety of shrubs, lawn area, & timber decking. There is also a side passage.

