

BER B3



Cherry Lodge

Stable Lane, Dartry, Dublin 6

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INTERNATIONAL REALTY



Cherry Lodge, Stable Lane, Dartry, Dublin 6

Features

- Quietly positioned off Dartry Road, just minutes from Rathmines, Ranelagh, Milltown as well as the Luas, and key bus routes.
- Accessed via a brick archway with a landscaped, paved, and pebbled driveway offering secure off-street parking.
- Light-filled accommodation with a welcoming hall, guest cloakroom, utility area, and generous living and dining rooms with bay windows and two double ensuite bedrooms.
- Open-plan kitchen with ample storage and integrated appliances, perfect for contemporary living.
- Paved and decked garden bordered by mature trees and shrubs, providing colour, privacy, and a tranquil setting, with south-facing aspect.
- Self-contained home office/study with Velux windows, built-in storage, and its own entrance, ideal for remote work.

Nestled in the quiet surrounds of Dartry, Cherry Lodge is tucked away on Stable Lane assessed off Dartry Road. Enjoying the perfect balance of serenity and accessibility being a few minutes' walk from the hustle and bustle of Rathmines, Ranelagh and Milltown, with the Luas and key bus routes nearby, everything you need is at your doorstep.

Beautifully presented offering a wonderful mix of privacy, charm, and modern convenience. This wonderful home is entered by a yellow brick arch onto a paved landscaped and pebbled driveway, providing private and secure parking. Landscaped and planted with an abundance of mature shrubs and trees it offers a truly special oasis behind secure car gates. The wonderful light filled accommodation comprises of welcoming entrance hall with guest cloakroom, benefitting from a wall of storage and plumbed utility area. The generous living rooms offers a bay window flooded with natural south facing light and overlooking the landscaped paved patio. The generous open plan kitchen is fitted with excellent storage and integrated appliances while the dining room features a matching bay window to the living room. On the first floor the generous landing with Velux window and hot press storage provides access to two spacious double bedrooms complete with ensuite bathroom facilities. A special mention to the wonderful sylvian leafy setting, with paved and pebble driveway for one car. Complemented by a paved and decked garden area bordered with the most wonderful evergreen shrubbery, trees and flowers, providing a great deal of colour and privacy. A true standout feature is the detached home office offering the ultimate in work-from-home flexibility. Located just off the private courtyard it offers Velux windows, its own door entrance and plenty of desk and cupboard built-in storage. An ideal setup for remote working or creative pursuits.

Accessed off the Dartry Road offering a wonderful, secluded location. Dartry is an extremely popular location due to the wealth of amenities at your doorstep and being only a short commute to Dublin City Centre. The local villages of Ranelagh, Rathgar, Rathmines and Milltown all within an easy walk, offering excellent shopping and recreational facilities. Adjacent to the area are two local parks, Palmerston Park and its wonderful playground will appeal to families with young children and the Dodder Linear Park will appeal to those who like a dog friendly walk in the area. The Luas at Milltown is just few minutes' walk away. For the college goers both UCD and Trinity are a few minutes commute. Milltown Golf Club, Brookfield Tennis Club, Dartry Health Club, David Lloyd gym are all within walking distance.





Accommodation

Entrance Hall: 1.1m x 5.3m (3'7" x 17'5") timber floors, panelled walls and door to a guest WC.

Guest Cloakroom: 2.3m x 3.3m (7'7" x 10'10") wood floor, floor to ceiling built-in storage which is plumbed for a washing machine, storage above, cloakroom space, gas boiler, WC, WHB, built into an antique unit with marble top and brass sink, radiator, door to understairs storage, spotlights and wall lights. Door into

Living Room: 4.8m x 5.2m (15'9" x 17'1") timber floor, bay window, double glazed window, ceiling coving, wood surround fireplace with spotlights and built in alcove storage, French doors into the

Dining Area: 2.9m x 4.1m (9'6" x 13'5") wood floor, bay window, double glazed, large arch into the

Kitchen: 2.7m x 4.0m (8'10" x 13'1") timber floor, excellent range of kitchen cupboards and units, wall panelling, Siemens appliances, oven and combi oven, gas Smeg four ring stove, extractor above, stainless steel sink with swan neck tap, drawer storage, pull out units, integrated fridge and freezer, integrated dishwasher, window overlooking the rear, spotlights, door back out to the paved driveway.

Home Office/Study: 2.9m x 4.6m (9'6" x 15'0") Wood floor, Velux windows, two double glazed windows. Floor to ceiling built-in storage and bench. Currently used as a home office / study, spotlights, wired for electricity.

First Floor

Landing Area: 2.3m x 2.1m (7'7" x 6'11") double glazed window to side. Floor to ceiling shelved hot press.

Main Bedroom: 5.2m x 4.1m (17'1" x 13'5") floor to ceiling built-in storage, two Velux windows, built-in cupboards, painted cast-iron fireplace, built-in storage either side. Door to

En-Suite Bathroom: 2.4m x 2.2m (7'10" x 7'3") timber floor, sunken bath, window and shutters to the side, shower, spotlights, WC, bidet, radiator, vanity unit with marble worktop and storage beneath.

Bedroom 2: 4.8m x 3.9m (15'9" x 12'10") timber floor, access to an attic hatch, built-in wardrobes, Velux window, large vanity desk built-in with storage either side, door into

En-suite: 1.5m x 2.6m (4'11" x 8'6") tiled floor, shower, built-in storage, window to side with Velux, WC, WHB, part-tiled.

Outside: A special mention to the wonderful sylvian leafy setting, with paved and pebble driveway for one car. Complemented by a paved and decked garden area bordered with the most wonderful evergreen shrubbery, trees and flowers, providing

a great deal of colour and privacy. A true standout feature is the detached home office offering the ultimate in work-from-home flexibility. Located just off the private courtyard it offers Velux windows, private door entrance and plenty of desk and cupboard built-in storage. An ideal setup for remote working or creative pursuits.

BER Information

BER: B3. BER No: 104068531

EPI: 148.46 kWh/m²/yr

Eircode

D06 FX43





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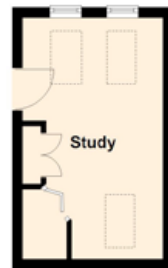
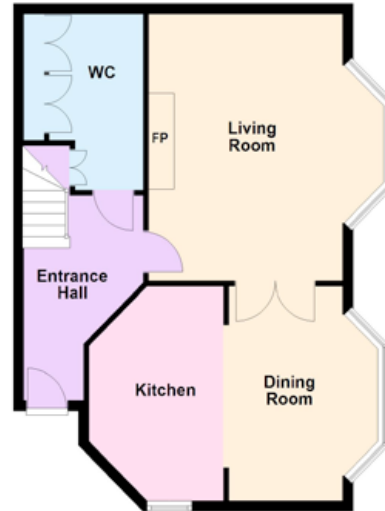
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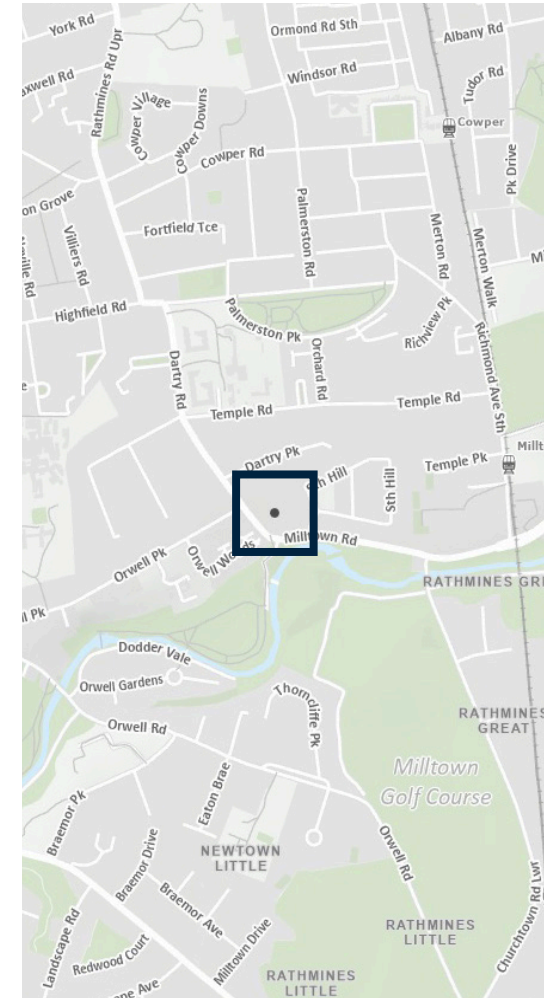
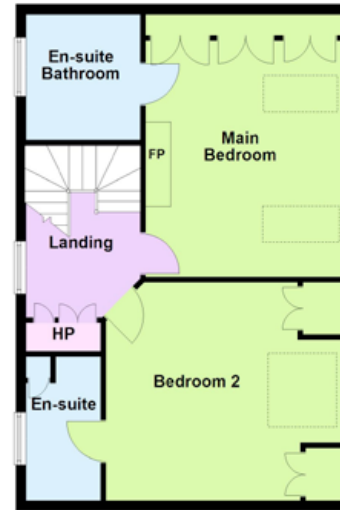
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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