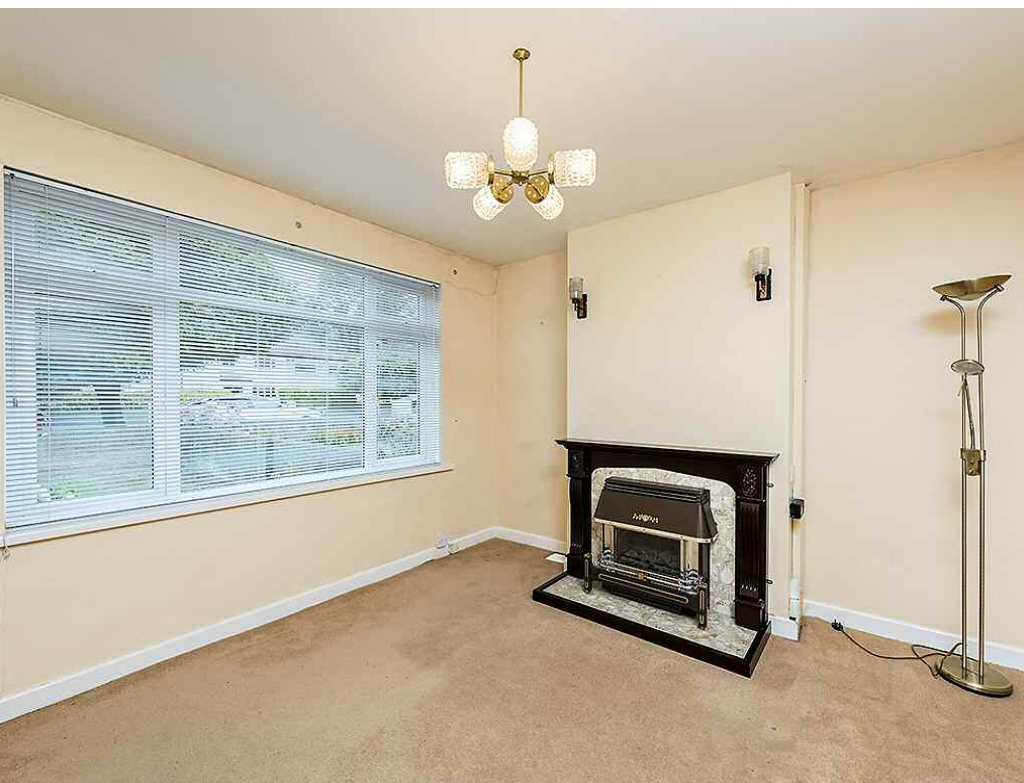




85 Dodder Park Road, Rathfarnham, Dublin 14

Beirne  
& Wise





## For Sale By Private Treaty

This is a superb three bedroom semi-detached family home with a bright, spacious interior. It has fully walled front and rear gardens in this excellent location with the benefit of a garage to the side providing further potential should one wish to extend/convert subject to planning.

**Accommodation:** Entrance Hall, Living Room, Dining Room, Kitchen/breakfast Room, Three beds, Bathroom, separate wc and Garage.

No 85 is ideally located on this most popular residential road with a wealth of amenities on hand. This superb family home is in need of updating but offers great potential to extend subject to planning should one desire. The bright and well-proportioned accommodation comprises of an entrance hall, living room, dining room, kitchen/breakfast room at ground floor. On the first floor there are three double bedrooms, a bathroom, separate wc and there is a garage to the side. It enjoys a great location being in walking distance of Rathfarnham, Terenure and Churchtown Villages and there is a wide choice of shopping and leisure facilities close by and the area is well serviced with schools. The M50 is easily accessible as is the city centre.

## Special Features

- Excellent location
- Potential to extend subject to PP
  - Generous off street parking
  - GFCH
- Walled gardens front and rear
- Floor area 97 sq m (1,044 sq ft) approx. excluding garage

## Accommodation

ENTRANCE HALLWAY	There is a porch to the front and the hall has under stairs storage.
LIVING ROOM 3.88m x 3.52m (12'6" x 11'4")	This is a bright room to the front with a feature marble fireplace with mahogany over mantle and with a gas fire inset.
DINING ROOM 4.11m x 3.55m (13'3" x 11'6")	This is a large room with a feature tiled fireplace and hearth and with a french door to the rear garden.
KITCHEN/BREAKFAST ROOM 3.44m x 3.53m (11' x 11'5")	This room features fitted wall and floor units, an electric extractor fan, is plumbed for both washing machine and dishwasher and has a fitted press. There is a large picture window overlooking the rear garden and there is a door to the side giving access to the garden and garage.



## FIRST FLOOR

**BEDROOM ONE**  
4.12m x 3.53m (13'3" x 11'4") This is a double room to the rear with extensive built in wardrobes and a whb.

**BEDROOM TWO**  
3.59m x 3.43m (11'6" x 11') This is a large double to the front with fitted presses.

**BEDROOM THREE**  
2.71m x 2.5m (8'7" x 8') This is a double room to the front of the house.

**BATHROOM**  
This features a bath with a whb and it has part tiled walls. There is a separate wc.

## Garden

To the front there is generous off street parking and a walled garden in lawn. To the rear there is a private walled rear garden (12.3m x 9m) approx in lawn with border planting.

## Site Area

221 square meters (2,380 square feet) Approx.

## View

By appointment with Beirne & Wise (01) 296 2444.

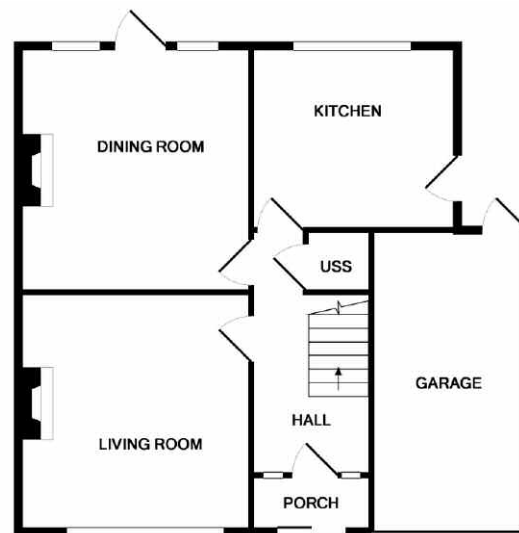
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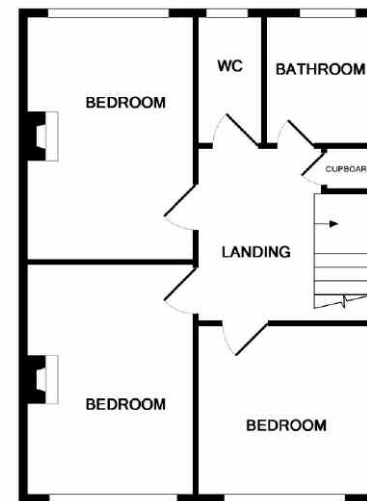
Output 265.34 kWh/m2/yr







GROUND FLOOR



1ST FLOOR



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