



1 Butterfield Meadow, Rathfarnham, Dublin 14

Beirne
& Wise



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For Sale By Private Treaty

This is a substantial, double fronted semi-detached family home ideally located within this small exclusive development on Butterfield Crescent. Built to a high standard, circa 1999, this impressive home has bright well-proportioned accommodation over two levels and has a landscaped south facing rear garden with generous off street parking to the front. The well-appointed interior has two large interconnecting reception rooms, a kitchen/breakfast room, utility room, family room and guest w.c. at ground floor level. On the first floor there are four double bedrooms with master having a large en-suite and the family bathroom.

It enjoys an excellent location being very well serviced with a wide variety of local shopping, schools and leisure facilities as well as being convenient for the M50 and a commute to the City Centre.

Special Features

- 175 sq.m. (1,883 sq.ft.) approx.
- GFCH and underfloor heating to bathrooms, hall and kitchen
- Solid oak flooring to living, dining and family room
- Part floored attic with pull down ladder access
- Generous off-street parking
- South facing landscaped rear garden

View

Strictly by appointment with the selling agents Beirne & Wise.
T: 01 296 2444



Accommodation

ENTRANCE HALL

4.5m x 1.71m (14'6" x 5'6")

A bright and spacious hall with a tiled floor and part panelled walls with access to the reception areas.

GUEST WC

This has a tiled floor and part tiled walls with w.c. and w.h.b.

LIVING ROOM

6.04m x 4.09m

(19'6" x 13'3") into Bay

This is a large bright room with a bay window to the front. There is a feature marble fireplace with a cast iron and tiled inset and a gas fire. There is ceiling coving and double doors lead to the dining room. Both rooms feature solid oak flooring.

DINING ROOM

4.31m x 4.08m (13'9" x 13'3")

This room features a large picture window overlooking the rear garden with a door to the kitchen and there is ceiling coving.

KITCHEN

4.53m x 4.19m (14'6" x 13'6")

This features an extensive range of shaker style maple units with granite worktops, a recessed double sink unit with a tiled splashback. There is a gas oven and hob, electric Neff extractor fan and an integrated dishwasher. There are double doors and separate single door to the sun drenched south facing patio and garden. The utility room is located off the kitchen and both feature tiled flooring with underfloor heating.

UTILITY ROOM

3.23m x 1.4m (10'4" x 4'6")

This has a tiled floor, is plumbed for washing machine and there are some fitted shelves.

FAMILY ROOM/STUDY

3.05m x 2.4m (9'9" x 7'8")

This room features solid oak flooring and is to the front elevation.

FIRST FLOOR

BEDROOM ONE

4.74m x 4.17m (15'3" x 13'6")

This is a large double room to the front with a bay window. It has varnished floorboards, bespoke fitted wardrobes and an en-suite.

EN-SUITE

This fully tiled room has a double shower tray with shower, w.c. and wall mounted w.h.b. with a heated towel rail, recessed lighting and underfloor heating.

BEDROOM TWO

4.16m x 3.61m (13'5" x 11'7")

This is a bright double room to the front elevation with varnished floorboards, extensive built in wardrobes and shelving units with matching headboard and there are dual windows to the front.





BEDROOM THREE
2.74m x 2.37m (8'8" x 7'7")

This is to the rear elevation with fitted wardrobes, shelving and varnished floorboards.

BEDROOM FOUR
3.30m x 2.41m (10'6" x 7'9")

A double room to the rear with varnished floorboards.

SHOWER ROOM

This is a fully tiled contemporary room with a double shower, w.c. and w.h.b. There is a heated towel rail with underfloor heating and recessed lighting.

Outside

To the front there is a large open plan driveway with generous off-street parking and border planting. The wide side access gives access to the lovely south facing rear garden. The private rear garden is fully landscaped with a variety of mature trees and specimen planting and is ideal for outdoor entertaining with its enviable south facing orientation.

BER

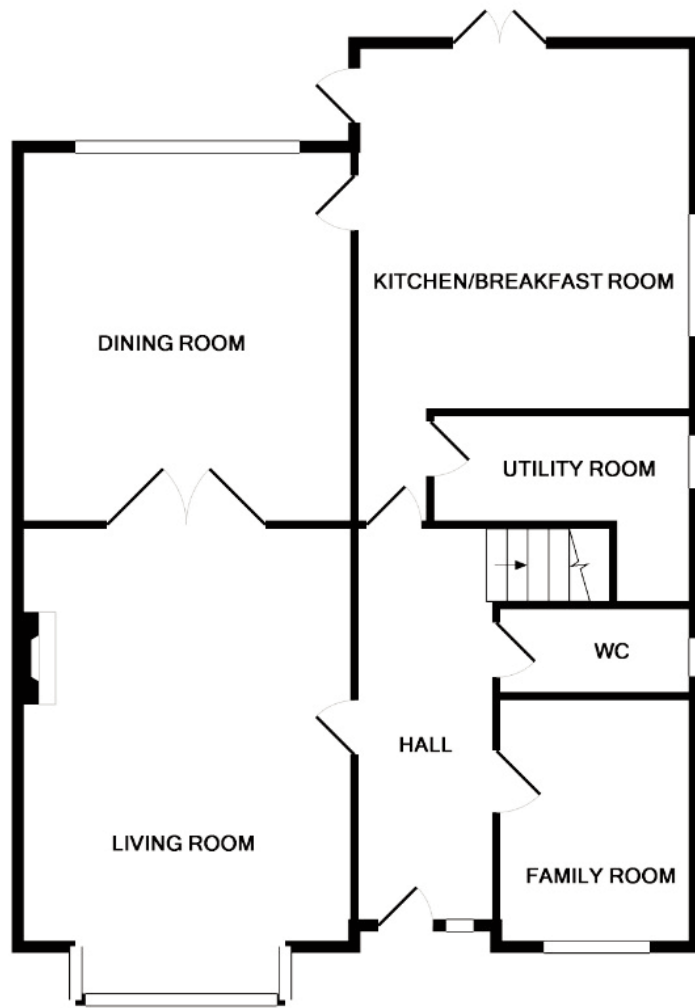
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OUTPUT 181.79 kWh/m²/yr

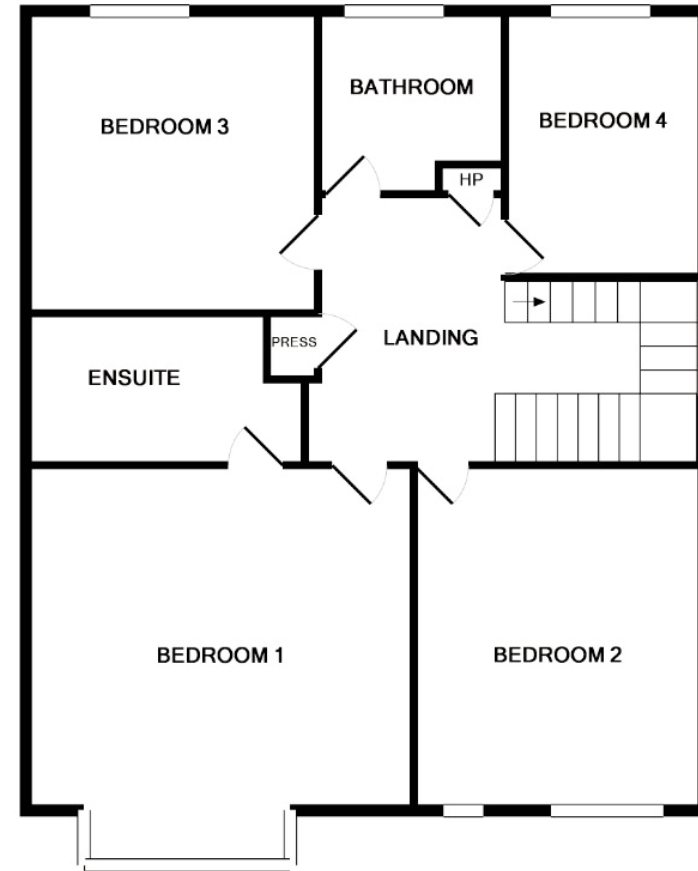








GROUND FLOOR



1ST FLOOR

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