

**Elliott &
FitzGerald**

FOR SALE

01-6614403



32 Palmerston Gardens, Rathmines, Dublin 6.

FEATURES

- Spacious 4 bed detached family home.
- Ideally located in the heart of Rathmines Village.
- Solid Wooden Floors.
- Alarmed.
- Oil Fired Central Heating.
- Open Fireplaces.
- Underfloor heating in Bathroom.
- Extending to approximately 208 sq.m. (2,237 sq.ft.).



32 Palmerston Gardens is an attractive 4 bedroom detached Dormer Bungalow. This property provides well proportioned rooms, on a generous site in this choice location and has the benefit of a rear parking apron with access onto a service laneway. Outside there is very valuable off-street parking to the front and a private garden.

The location is superb, with Ranelagh, Rathmines and Rathgar on the doorstep and Cowper Luas stop just a couple of minutes' walk away. The Green Line Luas provides easy access to both the City Centre and Dundrum Shopping Centre.

A large number of schools are located close by and local sports amenities include Dartry Fitness, David Lloyd Riverview and Brookfield tennis club are within the radius of this property.



ACCOMMODATION

Ground Floor

Entrance Hall

Kitchen

**Living Room /
Dining Room**

Lounge

Utility Room

Home Office

4.19m x 3.83m (13'9" x 12'7")

4.70m x 2.60m (15'5" x 8'6")

8.07m x 2.59m (26'6" x 8'6")

4.18m x 3.83m (13'9" x 12'7")

4.02m x 2.43m (13'2" x 7'12")

4.55m x 2.47m (14'11" x 8'1")

with cloak room, toilet – whb & wc
with fitted wall and floor presses.
with open fire place

with Shower

Upper Floor

Master Bedroom

En-Suite

Bedroom 2

Bedroom 3

Bedroom 4

5.05m x 4.03m (16'7" x 13'3")

3.62m x 1.68m (11'11" x 5'6")

2.81m x 2.08m (9'3" x 6'10")

3.52m x 2.48m (11'7" x 8'2")

5.05m x 2.81m (16'7" x 9'3")

with fitted wardrobes and ensuite
with tiled floor, underfloor heating

with fitted wardrobes, whb

Hot Press

with copper cylinder and dual immersion heater.

Outside

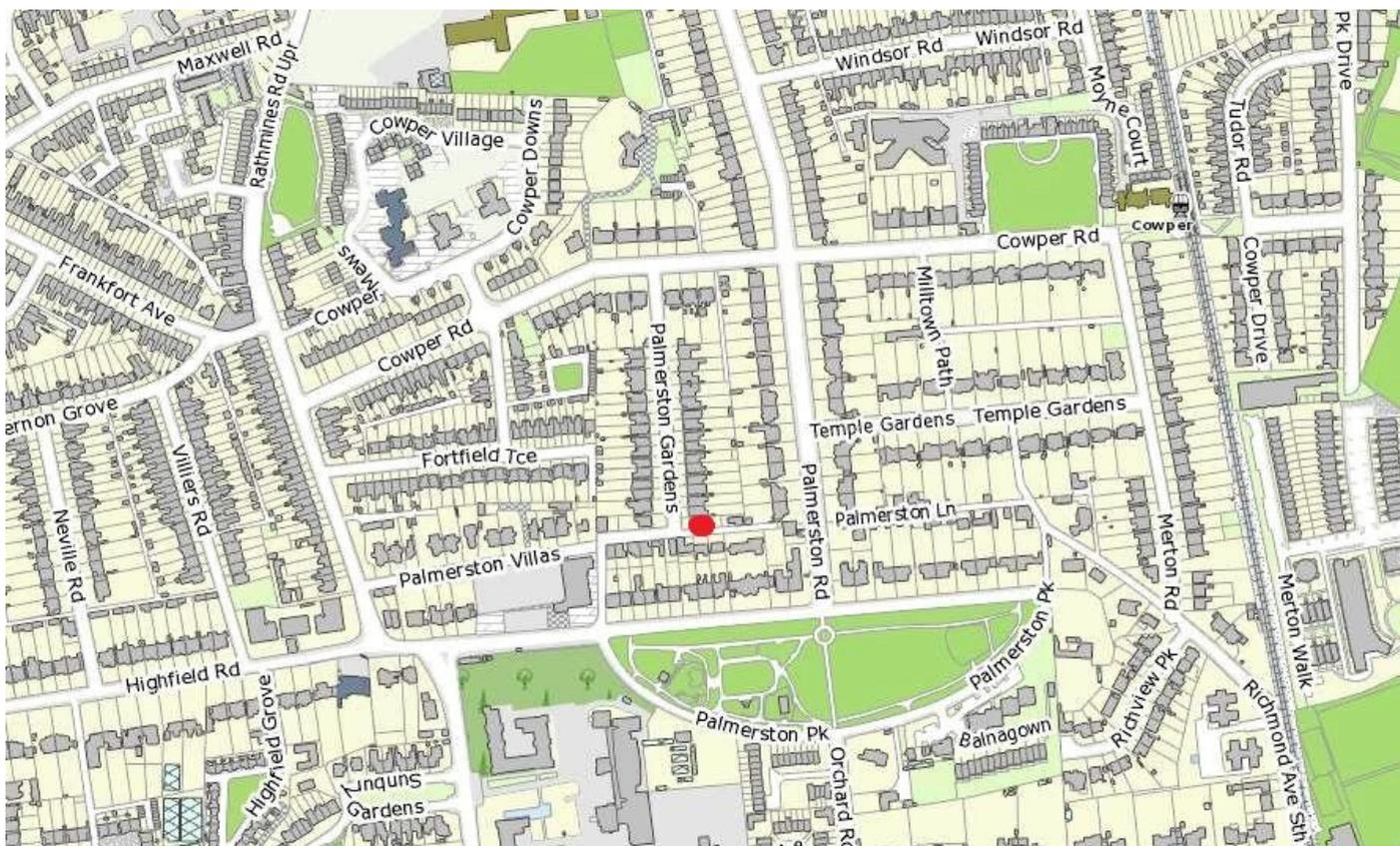
Boiler House

Walled rear garden with mature shrubs

FLOOR PLAN (FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE)



LOCATION MAP (FOR IDENTIFICATION PURPOSES ONLY)



VIEWING: Strictly by Appointment through
Selling Agent

TITLE: Freehold

PRICE: On application

BER DETAILS: BER F
BER No. 114461312
Energy Performance Indicator:
436.71 kWh/m²/yr

**Elliott &
FitzGerald**

01-6614403

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REF: 4569JD

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