

**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

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

En-Suite

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

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

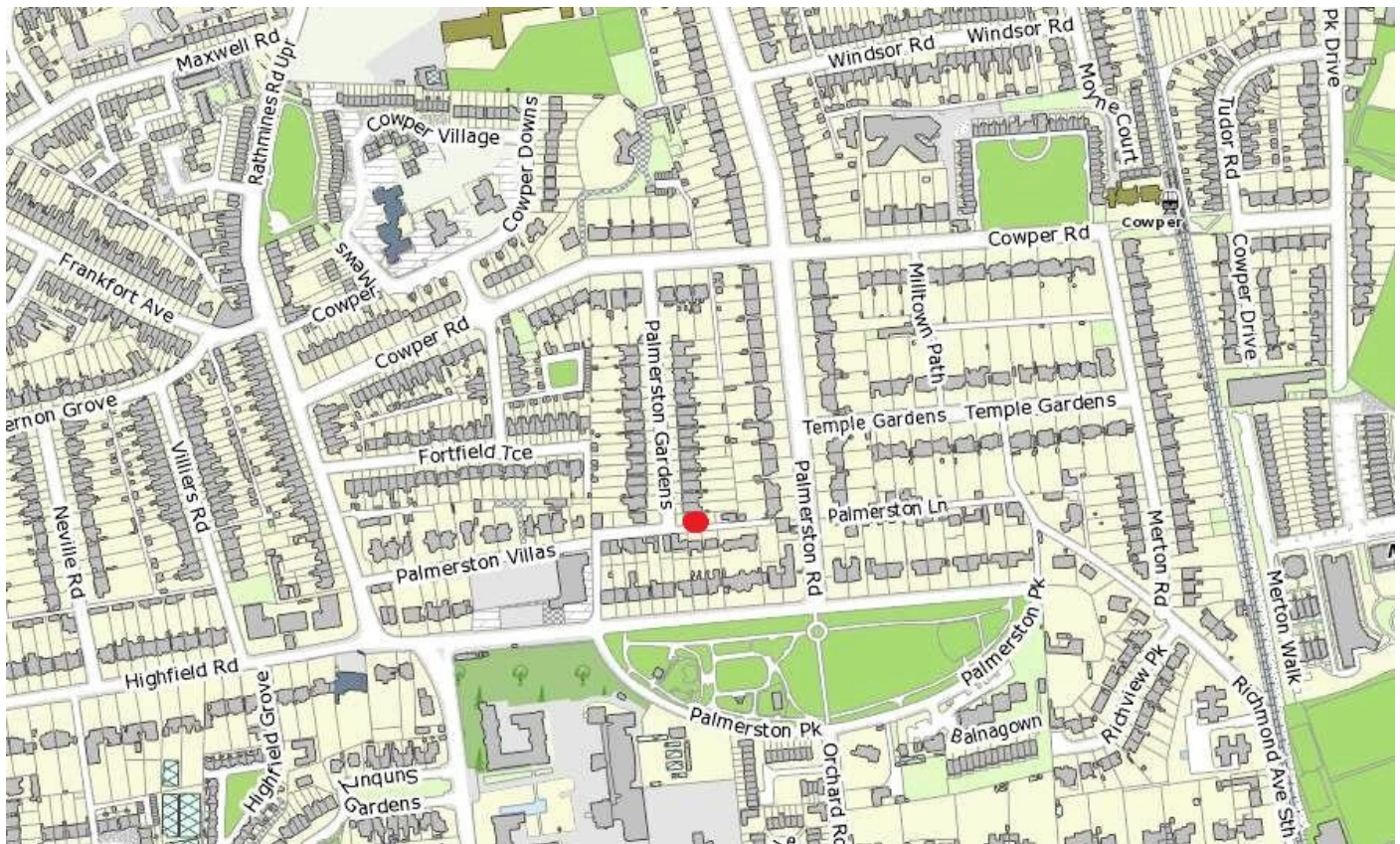
Boiler House

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



01-6614403

PSRA License No.: 003298

REF: 4569JD

AGENT: John D. Elliott

EMAIL: johnd@elfitz.ie

These particulars are for guidance only and do not form any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this practice. We do not guarantee the accuracy of any description, dimensions references to condition, necessary permissions for use and other details contained herein and any prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.