



84 Barton Drive, Rathfarnham, Dublin 14, D14XP29

Beirne
& Wise

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For Sale By Private Treaty

No 84 is an attractive, four-bedroom family home, well situated in this quiet and leafy cul de sac just off the Grange Road, with the benefit of a wonderful 28 m long (approx.) rear garden.

Built circa 1952 this family home is in need of updating, all the elements – space, light and good proportions are apparent with tremendous potential to further reconfigure / extend into the garden, and /or indeed convert the garage, should one desire, subject to planning permission. The accommodation briefly comprises; Porch, hall, living room, dining room, kitchen/ breakfast room and upstairs four bedrooms and shower room and two separate WC's.

A desirable range of facilities are immediately available, with excellent local shopping at the entrance of Barton Drive within an easy walk of Rathfarnham Village. Rathfarnham and Nutgrove Shopping Centres are just minutes away. It is adjacent to a family friendly open green within the development, and it is spoilt for choice with further leisure facilities with St. Enda's Park and Marlay Park minutes away not forgetting the parklands associated with Rathfarnham Castle. It is just a short drive to Dundrum Town Centre, with easy access to the M50 motorway. There is also a selection of well-established junior and senior schools nearby with a reliable bus service (No. 16) to the city centre and beyond.



Special Features

- Double glazed windows.
- Superb location in quiet enclave.
- Further potential to extend subject to necessary P.P.
- OFCH
- Extended four double bedroom home.
- Wonderful 28 m long (approx.) rear garden.
- Floor Area: 124 sq.m. approx. plus garage of 15 sq.m. approx.

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

PORCH

Spacious and bright with side window.

HALL

With glazed panelled door and side panels, leading to spacious and inviting hall with original coved ceiling and dado rail, access to understairs storage and

LIVING ROOM

4.23m x 3.96m

This is a bright and airy room to the front, with original coved ceiling with original tiled horseshoe shaped tiled fireplace and wall lighting points.

DINING ROOM

4.23m x 3.25m

Overlooking the rear garden, with coved ceiling and original French door to garden.

KITCHEN/BREAKFAST ROOM

3.96m x 3.48m max.

With space to dine and fitted with floor and wall mounted units, plumbed for dishwasher, and access to rear garden and garage.

GARAGE

4.89m x 2.85m

A great storage facility or ready for conversion (subject to P.P.)

OUTSIDE WC

FIRST FLOOR

LANDING

With access to all rooms.

BEDROOM ONE

4.24m x 3.29m

This is a generous double room to the front.

BEDROOM TWO

4.22m x 3.24m

This is also a generous double room to the overlooking the rear garden

BEDROOM THREE

3.14m x 2.49m

This is another double overlooking the front garden.

BEDROOM FOUR

4.74m x 2.73m

Extended part of house over garage- a good double room.



SHOWER/WC

With wall tiling, shower cubicle with electric shower unit, wash hand basin and separate W.C. with access to attic space.

GARDENS

Traditional walled front garden with driveway leading to garage. There is a lawn area with perimeter planting. The delightful secluded rear garden 28m long (approx.) is mostly in lawn with a selection of shrubs and hedging along the perimeter. It offers plenty of potential to extend without sacrificing the garden which could be a child's paradise or a gardener's delight!

BER

Number: 118148428

Output: 441.72 kWh/m²/yr









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1ST FLOOR



GROUND FLOOR



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