



73 Scholarstown Park, Rathfarnham, Dublin 16 D16W8H3

Beirne
& Wise

For Sale By Private Treaty

This is a smart red brick faced three bedroom home with the benefit of a converted attic space. Built in the late 1970's it is evident that No 73 has been thermally upgraded with a strong Building Energy Rating of C1. The well-proportioned, light filled accommodation comprises; entrance hall with guest wc, living room and kitchen/ dining room on the ground floor, three bedrooms with a stylish modern bathroom at first floor level and the bonus of a recent attic conversion with adjoining ensuite.

This attractive home is nicely situated on this mature leafy road - surrounded by a wealth of local amenities yet at the foot hills of the Dublin Mountains. There are well established local schools within walking distance including; Gaelscoil Chnoc Liamhna, St Colmcilles National and Community schools to mention a few. Shopping is well provided for with the nearby Knocklyon Shopping Centre not forgetting Rathfarnham and Dundrum are just minutes away. 300 acres of wonderful parklands at Marlay and all its associated facilities are within a short drive away as is the picturesque and historical grounds at St Enda's Park. There is good access to the M50 and the 15b and 175 bus routes provides transport to the city centre and UCD respectively.

Special Features

- Convenient location adjacent to a host of amenities.
- Off street parking to the front.
- Double glazed windows.
- BER C1 rating.
- Floor Area 112sq. (1,205 sq. ft.) approx. including converted attic.
- Sheltered rear garden.
- GFCH /Alarm.



Accommodation

HALL

An enclosed porch with sliding door leads to welcoming hall with cleverly concealed storage units under stairs. Access to;

GUEST WC

Fully tiled with w.c. and pedestal style w.h.b.

LIVING ROOM

4.55m x 3.54m

A bright spacious room with wall lighting points, a timber surround /marble insert and hearth open fireplace provides a focal point for this comfortable room. Georgian style glazed doors lead to;

KITCHEN/DINING

5.43m x 3.41m

Extending the width of the house, spacious family friendly room with ample room for dining /entertaining. The kitchen area is fitted with an array of Shaker style floor and wall mounted units incorporating an integrated dishwasher, washing machine and fridge freezer. There is a built in oven and ceramic hob with a tiled splash back. The stainless steel sink is well positioned overlooking window to garden.

FIRST FLOOR



LANDING

Bright and airy with side window, recessed open shelving unit with access to Hot Press and stairs to attic.

BEDROOM ONE

3.45m x 3.37m

This is a generous double room to the rear with built in wardrobe and views over garden.

BEDROOM TWO

3.80m x 2.93m

This is another double room to the front built in wardrobe.

BEDROOM THREE

2.43m x 2.29m

This is a single room to the front.

BATHROOM

Stylish contemporary bathroom with co-ordinating floor and wall tiling with suite comprising; close coupled wc, vanity style whb with mirror and overhead lighting, bath with screen and electric shower unit and extract fan.

ATTIC ROOM

3.55m x 3.27m

A carpeted stairs leads to landing with overhead roof light and door to converted attic with twin roof lights, two access doors to attic storage space, radiator and recessed down lighters. Access to;

ENSUITE

With roof light, tiled flooring, w.c., w.h.b. and tiled shower cubicle with thermostatic / pressurized valve with fold back screen.

GARDENS

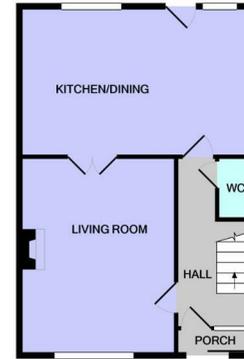
To the front there is off street parking and a lawn area with mature hedging offering great privacy. A gated side entrance leads to the sheltered rear garden (11m long x 7m wide approx.) Easily maintained in a combination of paving slabs and gravel with perimeter raised planter beds with railway sleeper edging and high level hedging. There is also a garden shed. The GFCH boiler is housed externally.

BER

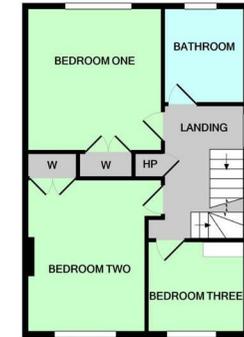
BER Number: 114172661

Output: 168.81 kWh/m²/yr.

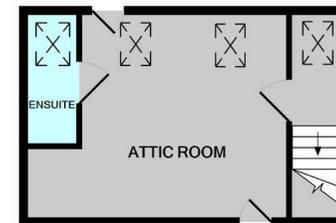




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Beirne
& Wise

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