



*No. 54 Charleville Square,
Rathfarnham,
Dublin 14.*



FOR SALE BY PRIVATE TREATY

**No. 54 Charleville Square,
Rathfarnham,
Dublin 14.
AMV €725,000**



*“Passionate about People
and their Property”*

INTRODUCTION:

A fine 4/5 Bedroom Semi-Detached house (taking into account Attic Bedroom) in this most sought after location. Positioned in a quiet part of this most popular development No. 54 Charleville Square makes for the ideal home. The quality of the construction of this property and the fixtures and fittings within cannot be emphasised enough. From the lovely Living room to the stunning Miele kitchen with the benefit of a separate utility room are just a couple of these benefits. The accommodation is cleverly laid out leading to a bright and spacious living space for the new owners. The house is also complimented by a West facing sunning garden to enjoy those evening BBQs with the family and friends. The master bedroom is en-suite and the attic room acts as the perfect 5th double bedroom. Viewing this property is a must to fully appreciate all that is on offer.

LOCATION:

The reasons that Charleville Square is a favourite location for buyers looking to live in Rathfarnham are numerous. Since this private, gated and exclusive development has been built it has never lost its popularity with potential buyers. The properties within or of excellent construction and the fixtures and fittings finish these homes to the highest of standards. There is also a choice of 3, 4 and 5 Bedroom houses ranging in style from terraced, semi-detached to detached. Over the years many of the residents in Charleville Square simply trade up as they don't want to leave this highly sought after location and address. The location has a choice of a number of primary and secondary boys and girls schools close by and a choice of sports and leisure facilities too.



ACCOMMODATION:

RECEPTION HALL: 5.90m x 1.15m: Very spacious reception hall with ceiling coving and fully tiled floors.

GUEST W.C.: 1.80m x .75m: Comprises of W.C, Pedestal W.H.B with splashback tiling. Hand towel rail. Fully tiled floors.

LIVINGROOM: 6.30m X 3.70m: Double doors leading into cosy living room with attractive ceiling coving and decorative centre rose. Feature open fireplace with marble surround, mantelpiece and marble hearth. French Door leading to....

LARGE OPEN PLAN KITCHEN & DINNING AREA: 6.70m x 5.80m: Stunning Open Plan kitchen and dining room. A top-quality Miele fitted kitchen to the highest of standards. A perfectly designed and laid out area with a centre island worktop space and breakfast counter set out with marble food preparation area. There is no lack of fitted items such as a 5-ring gas ring cooker, integrated oven, microwave, dishwasher along with an array of wall and floor units. There is a huge amount of space for the storage of food and kitchen items. This area also benefits from spot lights and two Velux windows making it a very bright area. Double sliding doors leading to garden.

UTILITY ROOM: Washer and Drier area with counter space and useful extra storage.





ACCOMMODATION:

MASTER BEDROOM NO. 1 (DOUBLE TO THE FRONT OF HOUSE): 4.50m x 3.55m (max measurement): Benefiting from fitted wardrobe and cupboard space incorporating bedside lamp area.

SHOWER ROOM EN-SUITE: 2.60m x .90m: Fully tiled walls and floors. W.C, W.H.B and good sized step in shower. Spot lights.

BEDROOM NO. 2 (DOUBLE TO REAR OF HOUSE): 3.30m X 2.80m: Built in floor to ceiling wardrobes.

BEDROOM NO. 3 (SMALL DOUBLE TO REAR OF HOUSE): 3.70m X 2.40m: Built in floor to ceiling wardrobes.

BEDROOM NO. 4 (SINGLE TO THE FRONT OF HOUSE): 2.60m x 2.40m: Built in floor to ceiling wardrobes.

BATHROOM: 3.60m X 1.80m: Comprises bath with shower attachment, pedestal w.h.b and w.c. Partly tiled walls and fully tiled floors. Wall mirror and toiletries cabinet. Towel rail and spot lights.

LANDING: Intercom and access to hot press. Staircase to attic bedroom.

ATTIC DOUBLE BEDROOM: 5.40m x 4.60m: Super fifth Bedroom with Velux windows and extra storage space.

OUTSIDE:

To the Front: Two off street parking spots set out in attractive cobble lock. Access to pedestrian side passage way through gate.

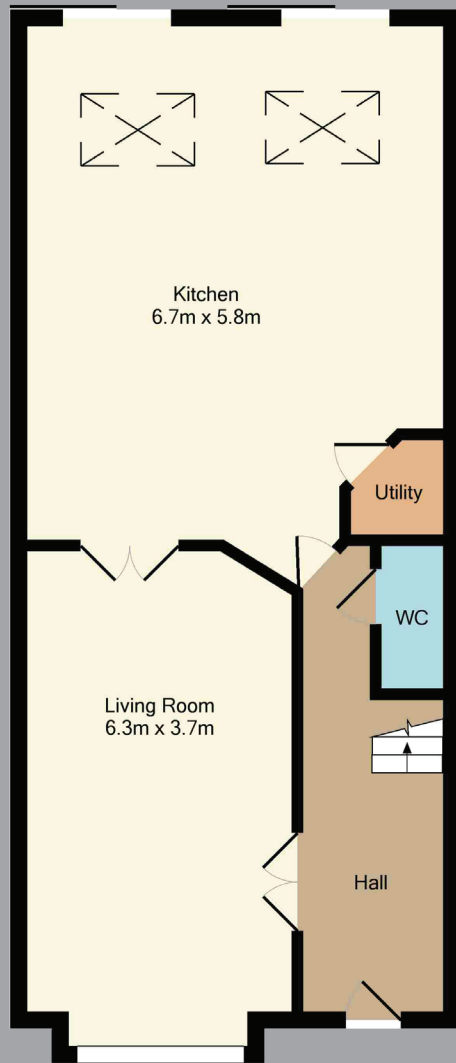
To the Rear: Enclosed private patio area with cobble lock, mature trees and shrubbery. Attractive timber garden shed. This development also enjoys beautiful landscaped common areas that are very well kept making for a tranquil setting. Private electric entrance gates to access development.



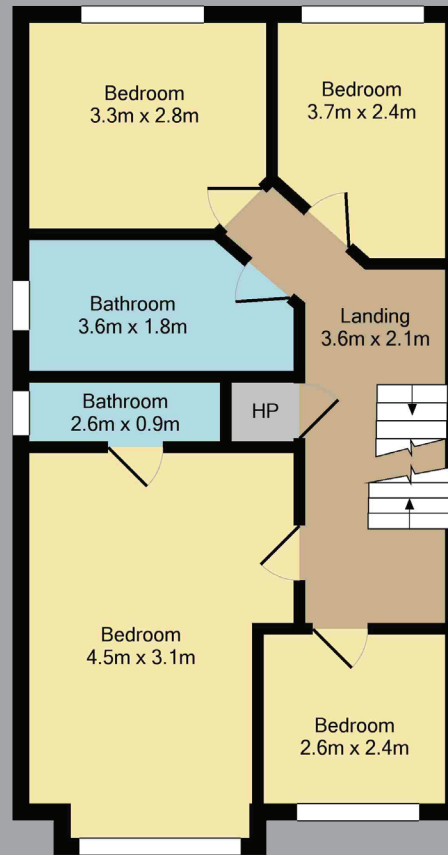
SPECIAL FEATURES

- ◆ Property presented in very good condition throughout and recently completely repainted
- ◆ Floor Area Approximately 1,605Sq.ft/136Sq.m
- ◆ Top of the range Miele kitchen with excellent fixtures and fittings
- ◆ Bedrooms benefit from generous built in floor to ceiling wardrobes
- ◆ Fixtures, Fittings, Carpets, Curtains, Blinds and all White items included in advised minimum value
- ◆ Good use of picture and Velux windows allowing for lots of natural light to come streaming into property
- ◆ Master Bedroom with en-suite shower room
- ◆ Excellent location and beautifully kept development
- ◆ High quality double glazing throughout the house
- ◆ Two parking spaces available to the front of the house
- ◆ High standard and original attic room providing an extra bedroom
- ◆ Gas fired central heating radiator system which recently had an RGI Boiler service
- ◆ Excellent location close to all the amenities one would need

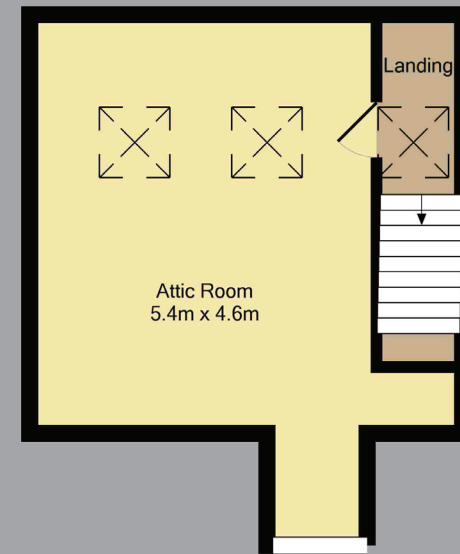




GROUND FLOOR



1ST FLOOR

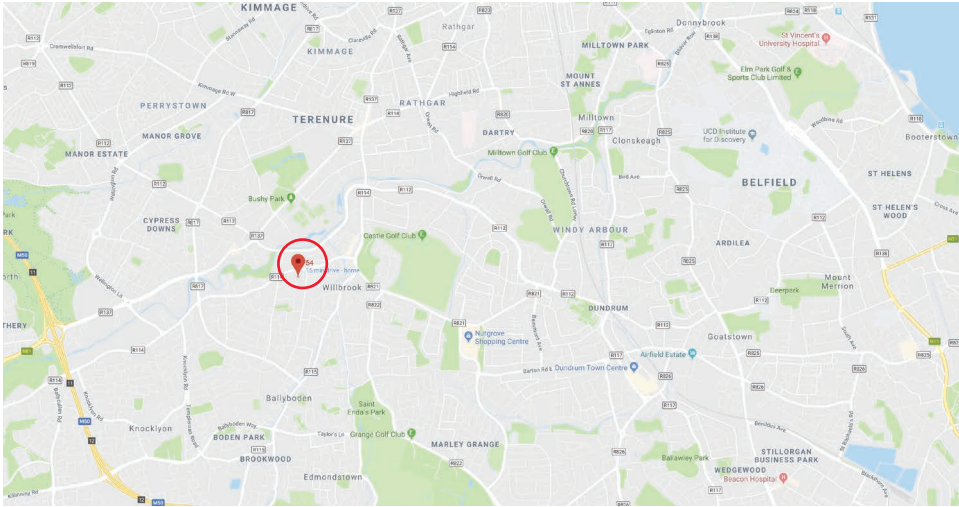


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DIRECTIONS

Coming from the city centre one should head for Rathfarnham Village heading through Terenure Village. Once you are on the Rathfarnham Road and come to Rathfarnham Castle on your left hand side you should get into the filter road on the right to turn onto Butterfield Avenue. When you are on Butterfield Avenue travel straight up this road and pass the local Garda Station on your left and continue along this road passing a turn on your left to Butterfield Park and Charleville Square is then immediately on your left behind security electric gates. If you get to a turning to Marian Road you have gone too far.



Viewing:

Strictly by appointment. Contact MFO The Property Professionals at 01 497 9050 or info@mfo.ie



No. 122 Ranelagh, Village,
Ranelagh, Dublin 6
Tel: 01 497 9050
Fax: 01 497 9053
Email: info@mfo.ie
www.mfo.ie

Negotiator:

Marcus O'Connor MSCSI, MRICS, ACIARB, BER Assessor
Tel: 087 678 8100 E-mail: marcus@mfo.ie

01 497 9050

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