



160 Rathfarnham Road, Rathfarnham, Dublin 14. D14H298

Beirne  
& Wise



160 Rathfarnham Road, Rathfarnham, Dublin 14.  
D14H298

## For Sale By Private Treaty

Built c. 1920's, No. 160 is a fine, bay windowed, semi-detached residence of immense charm and character with lovely gardens to the front and rear. Internally, the property has many features you would expect in a home of this era; rooms of gracious proportions with period detail; high ceilings with coving and picture rails, doors with architraves, and marble fireplaces. The original staircase is intact. This family home has been lovingly cared for over the years and there is wonderful potential to extend to the rear (subject to planning permission). The accommodation comprises of an entrance hall, two reception rooms, and a kitchen/breakfast room downstairs. Upstairs on the first floor there are three double bedrooms and a bathroom. On the top floor there are two further bedrooms. There is a spacious garage to the side with access to both the front and rear gardens. The driveway provides off street parking, there is a raised lawn and a paved path leading to the front door. The rear garden features a paved patio (L26m) and extensive lawn with a garden shed.

The much sought after location is one of great convenience, the villages of Rathfarnham and Terenure are just a short walk away, and these bustling villages will meet all your essential day to day shopping needs with a selection of supermarkets, specialty shops, eateries and coffee shops. The wonderful historic Rathfarnham Castle and parklands are perfect for family life with an impressive children's playground, not forgetting the Dodder linear walk providing access to both Bushy and Orwell parks. There is a selection of well-established primary and secondary schools nearby; St Mary's Boys NS, Rathfarnham Educate Together NS, Loreto Grange Road NS, Our Lady's Terenure, Terenure College, Loreto Beaufort, Stratford College and The High School to mention but a few. There are a choice of bus routes making the city and beyond an easy commute, as well as good access to the M50 Motorway.



## Special Features

- Bay windowed residence with original features
- GFCH; new boiler in 2019
- Potential to extend (subject to PP)
- Floor area 158 sq. m. approx. (including garage)
- Large rear garden (L26m)
- Excellent location with a wealth of amenities locally

## View

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





## Accommodation

### ENTRANCE HALL

An inviting reception hall with coved ceiling, and the original staircase with mahogany balustrade and pine steps. There is access to the under stairs storage

### RECEPTION ROOM ONE

4.51m x 3.89 m (into bay)

Elegant bay windowed room to the front aspect, with coved ceiling, picture rail, original tongue and groove timber flooring, bookshelves, and a most impressive marble fireplace in distinctive green and black tones with cast iron and decorative tiled inset, open grate with embellished cast iron hood, and complimentary green tiled hearth. Double doors open to the second reception room

### RECEPTION ROOM TWO

3.71m x 3.59m

Light filled room overlooking the rear patio and garden, with a magnificent marble fireplace in black/brown tones with cast iron and tiled inset, open grate with ornate cast iron hood, and a red tiled heart with black border, there is ceiling coving, picture rail, bookshelves, and original tongue and groove timber flooring

### KITCHEN/BREAKFAST ROOM

5.71m x 3.15m

With a view over the rear garden, this room with wooden floor is fitted with a range of wall and floor cabinets with tiled splashback, there is a sink unit and drainer, gas hob, oven and an extractor fan. It is plumbed for a washing machine. There is ample room for dining. A door leads to the rear patio and garden

### FIRST FLOOR RETURN

### BEDROOM THREE

4.27m x 3.21m

A double room to the rear aspect, this houses the hotpress

### BATHROOM

With tiled floor, tiled and wood panelled walls, wood panelled ceiling, w.c., w.h.b. and a bath with Triton shower

### FIRST FLOOR

### LANDING

### BEDROOM TWO

3.71m x 3.67m

Overlooking the rear garden, this double room with coved ceiling features a cast iron fireplace with tiled hearth, and original tongue and groove timber flooring

### BEDROOM ONE

5.53m x 4.22m (into bay)

This is a generous double room with ceiling coving, a bay window to the front aspect, and a high cast iron fireplace with tiled hearth



## TOP FLOOR

Extended in 1983 with PP

### LANDING

With tongue and groove floor, there is access to the storage in the eaves

### BEDROOM FOUR

3.27m x 2.69m

With elevated views of the rear garden and beyond, tongue and groove timber flooring

### BEDROOM FIVE

3.27m x 2.03m

With elevated views of the rear garden and beyond, tongue and groove timber flooring

### GARAGE

7.59m x 1.96m

A spacious garage with double doors to the front garden, and a pedestrian door to the rear patio. This is ideal for a range of uses

### GARDENS

A traditional, walled front garden with wrought iron railings and mature hedging affording great privacy. There is a driveway with parking for two cars alongside a raised lawn area with a selection of shrubs, trees and plants. The private walled rear garden extends to L26m approx. this is a heavenly oasis of calm, it enjoys an easterly orientation with a paved patio and extensive lawn area bordered by perimeter hedging, planted beds, trees and shrubs, there is a block built garden shed and an outside W.C..

### BER

Number: 115482713

Output: 332.64kWh/m<sup>2</sup>/yr.

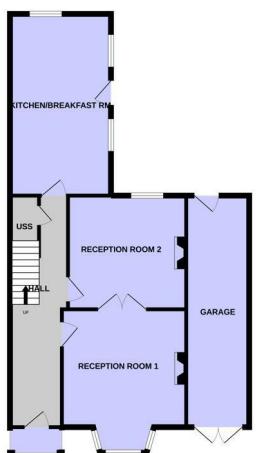








GROUND FLOOR



1ST FLOOR



2ND FLOOR



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