



2 ROCKVILLE HOUSE

ROCKVILLE



*Please note these photos are virtually staged.

2 Rockville House, Glenamuck Road, Dublin 18

Rockville House dating back to the 18th Century is a five-bay double fronted, two storey over basement farm house and has been delicately restored retaining many of its period features. The house has been refurbished and redesigned two spacious semi-detached houses, No 2 Rockville House is accessed to the rear of the houses and extends to c.135.7 sq m.

There is a great sense of history to the development with Rockville House, the walled gardens and the Gate Lodge dating back to the 18th Century. Rockville House and the dairy farm would have supplied much of Dublin City with its fresh milk in the early 19th century.

Rockville House is excellently situated within the distinctive development amidst a stunning tranquil setting, beside it the beautiful walled garden, which all residents can enjoy.

Accommodation

Floor Area c. 135.7 sq.m/1,461 sq. ft approx.

GROUND FLOOR

Entrance Hallway

Entering through the new extension on to the rear of Rockville House you will note the double high light filled atrium style space around the staircase in the hallway.

Kitchen Dining Room (c.5.00m x 4.30m)

The spacious kitchen dining room is fitted with a superior quality bespoke kitchen by Kelly design includes a quartz worktop with upstands and splashback behind the range, integrated bin system and a generous appliance package including integrated fridge/freezer, dishwasher, washing machine, electric range, extractor fan and wine cooler.

The kitchen features an original sash window with a lovely window seat which looks out onto the garden.

Livingroom (c.4.40m x 4.90m)

The living room with its high ceiling features a wood burning stove with portuguese limestone surround & black granite hearth. It also features original sash windows. A new window seat has been fitted which overlook the garden.

Study (c.3.30m x 1.80m)

New windows from Munster Joinery are fitted here.

Bedroom 1 with ensuite (c.5.00m x 2.80m)

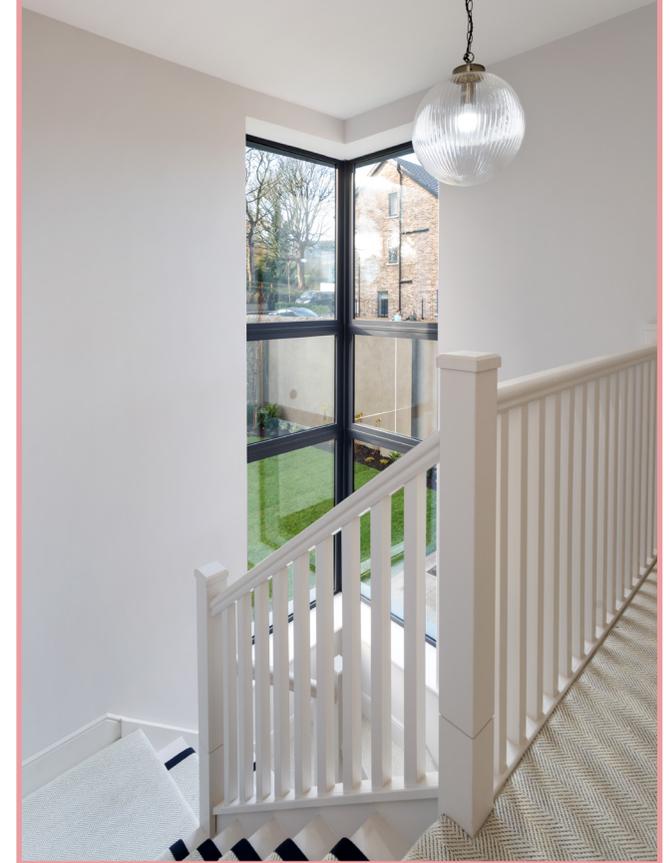
Featuring an original sash windows and shutters which have all been retained and restored. Fitted with high quality walk-in wardrobes from Cawleys Furniture with oak finished carcasses and a combination of hanging and shelved space.

Bedroom 2 with ensuite (c.5.00m x 2.80m)

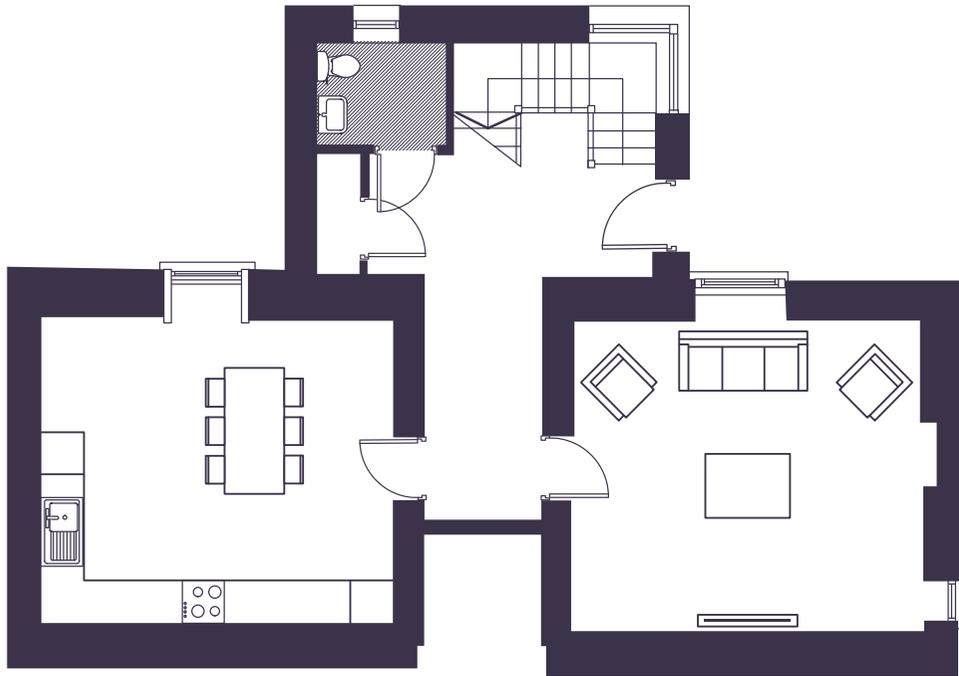
Featuring original sash windows and shutters which have all been retained and restored. Fitted with high quality walk-in wardrobes from Cawleys Furniture with oak finished carcasses and a combination of hanging and shelved space.

En-Suites

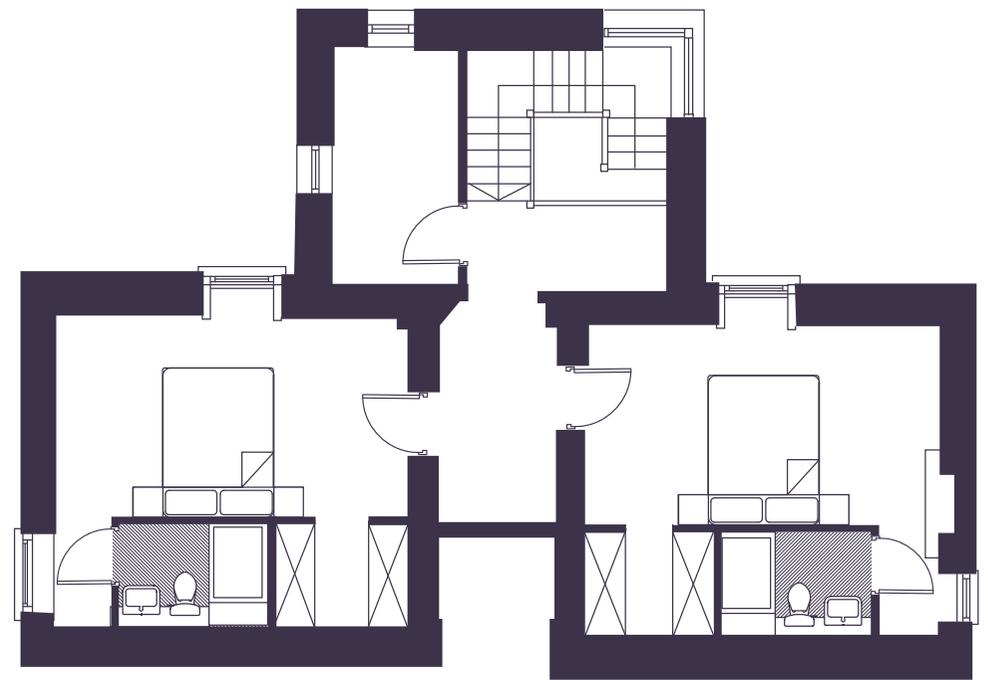
Featuring large walk-in shower, pressurized shower system, sliding shower doors with a heated towel rail. Fitted with a stylish white suite with matt black fittings. Finished with a combination of porcelain floor and wall tiling to wet area.



Floor Plans



GROUND FLOOR



FIRST FLOOR

Additional Features

Internal

Heating & Energy Efficiency

Highly efficient Samsung Mono block heat pump achieving superior levels of energy efficiency, reliability and comfort.

Excellent standard of floor & roof insulation.

Areas within the house are zoned and can be heated independently of each other providing greater energy efficiency and economy.

Lighting & Electrical

Generous and well-designed electrical & lighting specification to include a mix of pendants and downlights optimising the lighting functions throughout the houses.

Intruder alarm fitted as standard. Please ask agent for details.

Multiple TV/broadband providers and free to air TV with multiple points provided throughout.

Smoke alarms and heat detectors are fitted as standard.

Bulkhead and external lighting fitted around the house and garden.

Internal Joinery & Ironmongery

All original panelled doors have been retained and in addition, superior bespoke panelled doors have been fitted in keeping with the existing by Durkin Joinery with matching skirtings, architraves and fitted with original/retrofitted brass ironmongery.

Decorative architraves and panelled shutters surround the large sash windows throughout.

Windows & Doors

The external door in No. 2 features 3-point locking mechanism from Munster Joinery.

The new extension features a double height atrium style space around the staircase with future proof Ecotherm Aluminium double-glazed windows from Munster Joinery.

The original timber sash windows have been retained and restored throughout with newly fitted windows installed in additional locations to enhance the natural light in the house.

The original window shutters have been refurbished and returned to working order.

Flooring

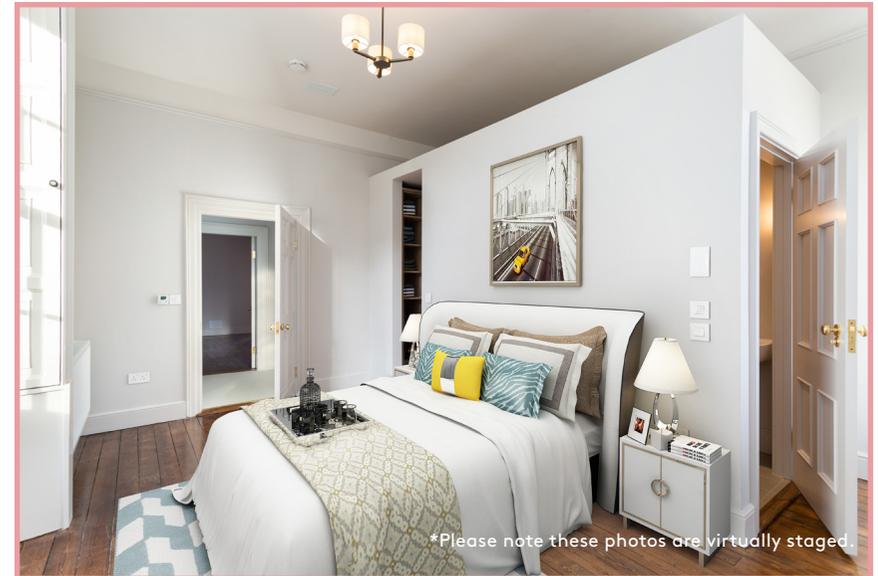
The original wooden floors have been sanded on the first floor.

Wall finished & Paint

Impressively high ceilings

All walls and ceilings are skimmed and painted throughout

Existing pictures rails have been retained in the two bedrooms.



Additional Features

External

Side gate fitted on the side passage as standard.

Painted finish to the original building with original granite window cills to the old house and zinc cladding fitted on the new extension.

Maintenance free uPVC fascia, soffits and rainwater goods.

Front drive is finished in stone and landscaped with low maintenance planting.

Tully Landscapes have cleverly landscaped the rear garden to provide privacy for each house featuring lawn, planting, and paved patio areas.

External power socket & tap fitted as standard.

Designated parking to accommodate 2 cars per house to the front of Rockville House.

Electric gates to main entrance with intercom.

General

Every household will become a member of the estate's Management Company which will oversee the affairs and day to day running of the estate.

Every resident will have exclusive access to and enjoyment of the walled garden within Rockville.



BER exempt

Asking Price €595,000



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