



1 ROCKVILLE HOUSE

ROCKVILLE



1 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 separated into two spacious semi-detached houses.

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 has been restored and in the front it overlooks the landscaped green open space, which all residents can enjoy.

Accommodation

Floor Area c. 268 sq. m/2,855 sq. ft approx.

GROUND FLOOR

Entrance Hallway (c.2.12m x 1.48m)

The original front door with its traditional fanlight has been retained and upgraded it opens into a beautiful entrance hallway with impressive high ceilings complete with its original ceiling rose, along with the staircase with ornate spindles and wide treads.

Kitchen (c.5.70m x 4.90m)

The kitchen with its high ceilings, features two stunning original sash windows with its shutters overlooking the front garden, green open space and to fabulous views beyond. A new side door giving additional light has been fitted opening out onto the side patio which leads to the garden.

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.

Livingroom (c.5.65m x 4.80m)

This fabulous room with its high ceiling features an original cast iron fireplace* with decorative tiles which has been retained and restored. The room also features the original sash windows with its window shutters which have been beautifully refurbished and returned to working order.

WC & Shower room upper return (c.1.70m x 1.44m)

Fitted with stylish white suites with matt black fittings as standard. Finished with a combination of porcelain floor and wall tiling to wet areas.

Upper landing (c.2.76m x 2.10m)

With its impressive high ceiling it features an original ceiling rose, as well as the decorative plasterwork. It also features the original sash window with its window shutters with stunning views out to Howth.

Bedroom 1 with ensuite (c.4.80m x 4.15)

Featuring an original cast iron fireplace* and 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.4.88m x 4.30m)

Featuring an original cast iron fireplace* and 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 (c.1.40m x 1.90m)

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.

WC lower return (c.1.9m x 1.4m)

Fitted with stylish white suites with matt black fittings as standard. Finished with a combination of porcelain floor tiling.

Basement Level

Home Office/Cinema room (5.65m x 4.50m) with underfloor heating

Gym (5.65m x 4.60m) with underfloor heating

Under stairs store

Attic Level

The landing features the original fan light which has been restored

Attic Room 1 (4m x 5m)

New skylight fitted and features two windows overlooking the walled garden which could be used as a reading room or home office.

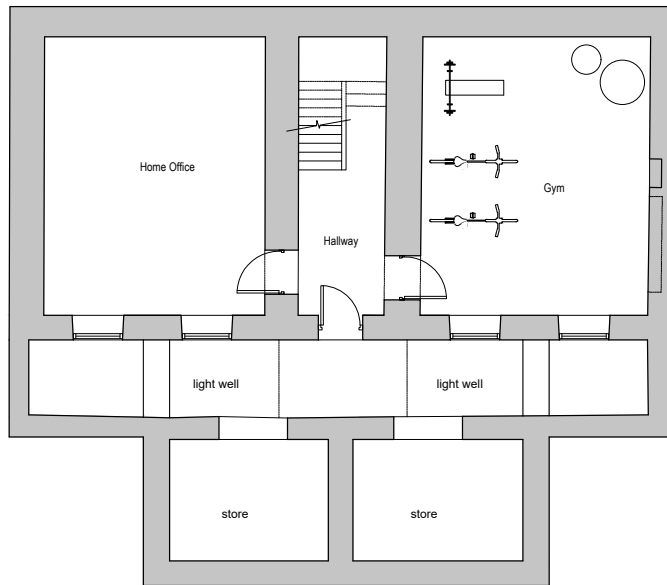
Attic Room 2 (4m x 4.9m)

New skylight fitted and features and additional window which could be used as a play room.

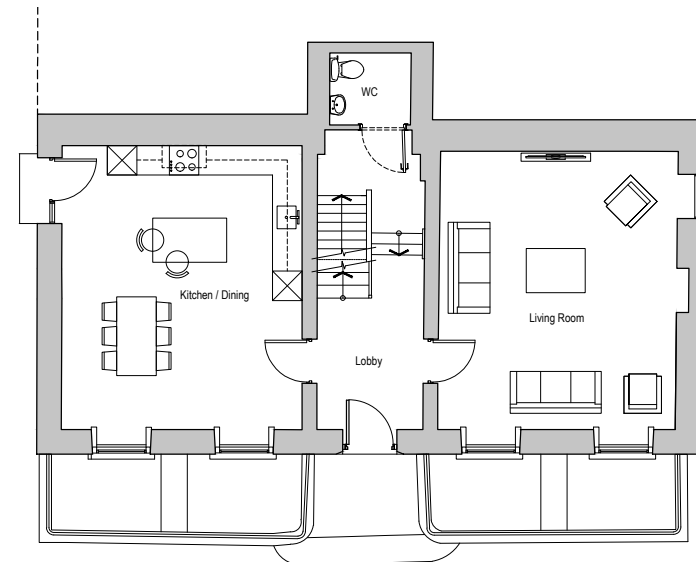
*Not suitable for open fires



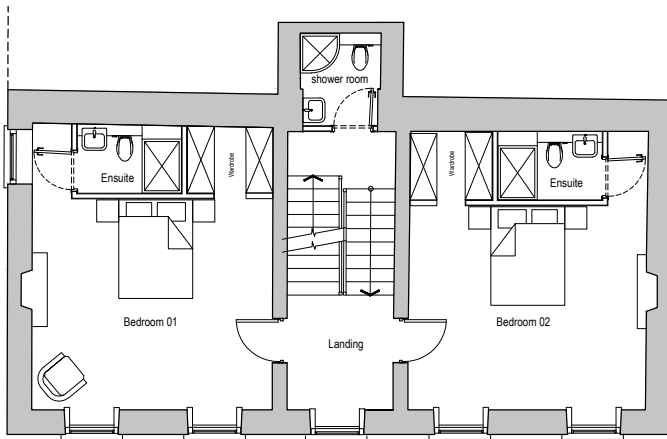
Floor Plans



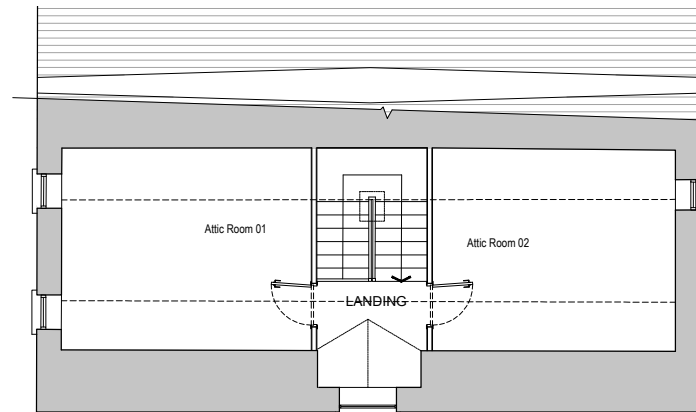
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

*Floor plans not to scale for identification purposes only.

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.

Decorative candle light over front door with further 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 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.

Skylights have been fitted in the attic rooms and the original fan light has been restored at attic level also.

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

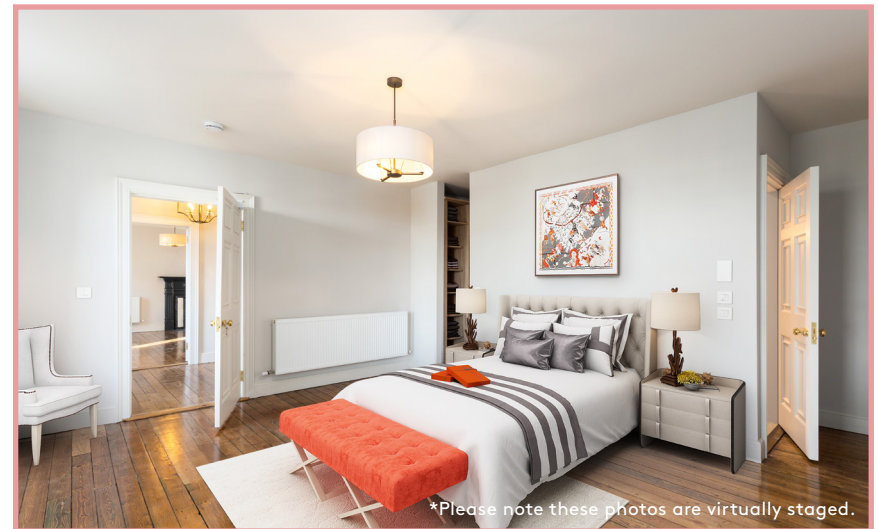
Flooring

The original wooden floors have been sanded and varnished on the ground, first and attic level floors.

Wall finished & Paint

Impressively high ceilings

All walls and ceilings are skimmed and painted throughout



Additional Features

External

Side gate fitted on the side passage as standard.

Painted finish to the original building with original granite window cills.

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 €795,000



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