



36 Orlagh Grange, Orlagh Grove,  
Knocklyon, Dublin 16

 **HUNTERS**  
ESTATE AGENT

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BER C3









# For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this stunning three-bedroom dormer bungalow extending to 134.35 sq.m (1,446 sq. ft). Cleverly extended and renovated by the current owners under the supervision of their architect the renowned Frank Elmes in 2009. This spectacular light filled home with interior design by Helen Turkington Interiors offers purchasers the rare opportunity to acquire a turn key home in this popular development. This special semi-detached property is located at the cul de sac end of the Grange overlooking the central green area. The property benefits from a delightfully private and sylvan aspect and has stunning views all the way across the city and to the Dublin Mountains.

Outside the property benefits from an extremely private and mature landscaped rear garden set out in a delightful combination of circular patios, lawn and gravel with stunning laburnum tree, mature planted beds, specimen trees and pedestrian side access. To the front is a further attractively landscaped space with ample off street parking and further mature specimen planting.

Upon entering the property one is welcomed by a superb light filled hall running the full depth of the property. To the right there is a stunning drawing room with wonderful proportions and a stunning feature fire surround with window overlooking the communal green and double doors to the family room. The family room is open plan with the staircase rising to the 1st floor and French doors to the garden. To the rear there is a spacious and well equipped kitchen/dining room with built in white high gloss units and plenty of space for a large dining table with door to the rear garden. There is also a generous bedroom at this level and a sumptuously equipped family bathroom with stunning deep bath and feature tiles from Antica Tiles in Rathgar. Rising to the first floor one finds to the right the stunning master bedroom suite which runs the full depth of the house. There is a stunning vaulted ceiling and large picture window looking through the foliage over the city to phoenix park. The ensuite is a sumptuous affair with light flooding in from the high windows. There is further generous double bedroom at this level

with attractive sloping eaves and two large dormer windows. Further complimenting the accommodation at this level is a well equipped and stylish shower room.

The property is ideally located close to a variety of amenities including Supervalu Knocklyon and Knocklyon shopping centre within walking distance, along with excellent schools such as Sancta Maria, Colaiste Eanna, St. Colmcille's junior and senior schools and pre-school childcare. The ever reliable 15 & 15b buses offer easy access to the city, whilst the M50 offers access to the road network. Leisure and sports facilities are available in abundance with St. Enda Park, Marley Park and Bushy Park all within easy reach not to mention the Dublin Mountains on your doorstep with lovely walks at the Hellfire Club and Massy's Wood, not to mention Cruagh and Tibbradden all access via Stocking Lane just around the corner.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Stunning property extending to 134.35 sq. m (1,446 sq. ft).
- » Extended and refurbished 2009
- » Villeroy & Boch bathroom fittings throughout
- » Helen Turkington Interior Design
- » Solid wood flooring
- » Electric opening roof lights
- » High tech internal and external alarm system
- » Danish Alu-clad windows
- » Extension designed by respected Architect Frank Elmes
- » Clad in eternal insulation to rear
- » Curtains and light fitting not included
- » Popular mature sylvan estate
- » West facing rear garden
- » Master bedroom with ensuite
- » Gas fired central heating
- » Excellent schools within walking distance
- » Short walk to Supervalu and Knocklyon Shopping centre
- » Located at the gateway to the Dublin Mountains
- » Wonderful parks and leisure amenities close by

# ACCOMMODATION

## ENTRANCE HALL

10.00m x 1.16m (32’9” x 3’9”) max measurement  
Solid blonde cherry flooring, recessed lighting and featured solid oak staircase to 1st floor.

## DRAWING ROOM

3.49m x 4.55m (11’5” x 14’11”)  
Carpet, featured granite fire surround with black granite insert and hearth, recessed lighting, ceiling light, curtain pole and double doors to family room.

## FAMILY ROOM

4.00 x 4.81 (13’1” x 15’9”)  
Solid blonde cherry flooring, recessed lighting, T.V point, curtain pole and French doors to rear garden.

## KITCHEN/DINING ROOM

2.93m x 6.17m (9’7” x 20’2”)  
Integrated 5050 fridge freezer, 4 ring electric hob, integrated oven, stainless steel extractor, pull out larder drawers, back combi boiler, Bosch washing machine, 2 x glass ceiling lights, tiled floor and door to rear garden.

## BEDROOM 3

2.89m x 3.4m (9’5” x 11’1”)  
Solid blonde cherry flooring, ceiling light and curtain pole.

## FAMILY BATHROOM

2.9m x 1.67m (9’6” x 5’5”)  
Tiled floors, underfloor heating, part tiled walls, Villeroy & Boch feature bath with wall mounted chrome mixer bath/shower head, Villeroy & Boch wall mounted sink with chrome mixer tap, wall mounted Villeroy & Boch w.c., recessed lighting, mirror and door to storage cupboard, wired for dryer.

## MASTER BEDROOM

3.94 max x 9.16 max (12’11” x 29’11”)  
White oak solid wood flooring with recessed lighting, door window looking over green, large picture window with views of Phoenix Park and access to under eaves storage.

## ENSUITE

1.18m x 3.02m (3’10” x 9’10”)  
Crema Marfil walls and floors, underfloor heating, recessed lighting, glass shower enclosure with rain fall shower head, large wall mounted sink, Villeroy & Boch w.c. and Hansgrohe shower mixer.

## BEDROOM 2

3.19max x 6.7 max (10’5” x 21’11”)  
Built in sliderobes, access to under eaves storage, recessed light and door window overlooking rear garden.

## SHOWER ROOM

1.58m x 2.19m (5’2” x 7’2”)  
Mosaic tiled walls and floors, part glass sheet wall, underfloor heating, recessed lighting, Villeroy & Boch sink and Hansgrohe tap mixer, towel rail, wall mounted Villeroy & Boch w.c., Triton T90XR electric shower, motorised window and mirror.

## LANDING

Large motorised Velux window, recessed lighting and thermostat.

















# OUTSIDE

## FRONT GARDEN

Set out in gravel with off street parking bonded by brick top walling, mature planted bedding with featured Sliver birch tree.

## REAR GARDEN

14m x 11m (45'11" x 36'1")

Immaculate mature and well planted garden with specimen trees and plants including a stunning Laburnum tree laid out in a combination of circular patios, grass and gravel with a wooden shed, pedestrian side access, outside tap, security lighting cameras, and a laser alarm system.

# DIRECTIONS

Head west on Scholarstown Road going towards the M50 take the 1st exit at the roundabout onto Orlagh Grove, continue onto Orlagh View and turn left onto Orlagh Grange. No 36. will be identified by our for sale board.

# BER DETAILS

BER: C2

BER Number: 111125886

Energy Performance Rating: 188.61 kwh/m2/yr

# VIEWING

Strictly by appointment with the sole selling agents. Hunters Estate Agent. Foxrock.

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