



Woodridge

Ferndale Road, Rathmichael, Co. Dublin



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Features

- Highly regarded prestigious residential address
- Spectacular detached family home in the heart of Rathmichael
- Luxurious home sitting on three quarters of an acre
- Bright and spacious accommodation extending to approximately 513 sq.m (5,520 sq.ft) to include the suntrap roof terrace
- Fitted carpets, curtains and integrated appliances included in the sale
- Underfloor heating oil fired central heating throughout
- Southerly orientated mature private rear garden
- Expansive suntrap roof terrace
- The Dublin Way leading to the Wicklow Way directly behind the property
- Mature secluded residential setting
- Energy efficient B2 rating
- Potential to future proof and convert to a heat pump system and add solar panels
- Area well serviced by public transport via the bus, DART & Luas
- Off street parking for several cars
- Easily accessible from N11 and M50
- Surrounded by excellent schools, sporting facilities and shopping solutions
- Presented in turnkey walk into condition
- Double glazed windows and doors throughout
- Constructed circa 2009

Woodridge is an exquisite family residence nestled on a sprawling 0.75-acre estate. This substantial home that extends to approximately 513 sq.m (5,520 sq.ft) and boasts a charming combination of a granite stone and brick facade, exuding timeless elegance. As you approach, pillared vehicular gates open to reveal a spacious gravelled area, which can comfortably accommodate off street parking for a number of cars. The property is ensconced in lush greenery, with high hedging, trees, carefully curated landscaping, and expansive lawns, providing the perfect balance of privacy and natural beauty.

A granite slabbed porch entrance opens to a very generous atrium hall with feature skylight and polished tiled floor, creating a warm and inviting atmosphere. Off the hall there is an excellent living room with solid fuel stove and back boiler. To the other side of the hall there is a stunning sitting room with dual aspect box bay windows looking front and side, a cosy solid fuel burning stove set into the Limestone fireplace and smart panelling to the walls. Double folding doors from the hall and sitting room lead through to the open plan kitchen, dining and family room. This area is a really lovely space and an ideal hub for a growing family, it is equipped with high end appliances, an imposing island with granite top. Double folding French doors open to the sunny south facing rear garden, seamlessly blending indoor comforts with outdoor living, allowing you to enjoy the serene views of the sunny rear garden which is perfect for al fresco dining. Adjacent to the kitchen is the laundry room and a plant room. Off the inner hall you step through to a well fitted bathroom. At the end of the hall there is an expansive guest self-contained guest suite ideal to accommodate a family, guest, or an au pair. The first bedroom is a very spacious area of its own, with its own dressing room and an en-suite bathroom and has French doors opening out to reveal the rear garden. Bedroom two is located discreetly next to this and there is a very generous sitting/dining room as well as a well fitted contemporary kitchen.

Ascending upstairs, you'll arrive on the landing leading you to a magnificent suntrap roof terrace, offering panoramic views of the enchanting south-facing rear garden. The master bedroom is a haven of opulence, complete with its own dressing room and a luxurious en-suite bathroom. There is also access from the master bedroom to the roof terrace. There are three additional double bedrooms on this level, providing ample space for family and guests. One of these bedrooms boasts its own en-suite bathroom, while the other two share a Jack and Jill bathroom.

The enchanting garden surrounding the property is a testament to nature's beauty. Spread over three-quarters of an acre, the southerly orientation ensures you'll bask in the sun's warmth throughout the day. A granite paved patio gracefully encircles the property, providing a perfect setting for outdoor dining and entertaining.

There is always strong demand to reside in this exclusive southside suburb which affords country-style living yet is within easy reach of both the N11 and the M50, the DART at Shankill, the LUAS at Cherrywood and Bus connects at the N11. The Cherrywood Business Park is also within close proximity. The local villages and towns of Dalkey, Killiney, Sandycove, Dun Laoghaire, Bray and *Enniskerry are all within a short drive. Exceptional schools nearby include St Gerard s, Rathmichael NS, Castle Park Dalkey, John Scottus on Ferndale Road and Nord Anglia International School to name a selection. The area is well served by a host of shops, recreational & sporting facilities including tennis, sailing and golf including a number of local courses at Old Conna, Dun Laoghaire & Powerscourt which are all within a short drive. There are may shopping solutions within close proximity including Shankill, Bray, Dundrum shopping centre and Dunnes Stores at Cornelscourt.

Directly to the side of the entrance to the property is a public right of way leading to the Dublin Way which ultimately connects to the Wicklow Way and further afield.





Accommodation

Porched Entrance: with granite slabbing and opens into the

Reception Hall: 6m x 4.6m (19'8" x 15'1") atrium with feature cathedral rooflight, enclosed radiator, digital security alarm and polished Travertine floor

Living Room: 4.7m x 4.7m (15'5" x 15'5") with recessed lighting, glazed Stanley solid fuel burning stove with mantle over, slate hearth, ceiling coving, feature arched window looking front, surround sound, 3amp plugs and television point (blocked up door to self-contained accommodation)

Sitting Room: 7.9m x 6m (25'11" x 19'8") with box bay window, painted wainscoting, 3amp plugs, feature limestone fireplace with Heritage glazed solid fuel burning stove set in and limestone hearth, built in storage, recessed lighting, sliding sash windows throughout and wide plank timber effect floor

Kitchen/Dining/Family Area: 12.8m x 5.5m (42' x 18'1") + 5.6m x 1.5m (18'4" x 4'11") with double folding doors opening in, polished Travertine floor, recessed lighting, speaker set into ceiling, feature bay overlooking the south facing rear garden, solid fuel burning glazed stove, double folding French doors opening out to the side and double folding French doors opening out to the rear, wall lights, ceiling coving, kitchen is bespoke hand painted with a range of press units, drawers, saucepan drawers, display cabinets, butcher block worktop centre island unit with polished granite top and saucepan drawers set in, integrated Bosch dishwasher, double bowl London sink, kerosene AGA with two ring hob hot plate, electric Candi hob, and door into the

Laundry: 6.7m x 3.1m (22' x 10'2") with ceiling coving, recessed lighting, part glazed half barn door opening out to the rear, a range of press units, drawers, large Belfast sink, worktop, plumbed for washing machine & tumble dryer, dishwasher, integrated oven, fitted shelving, cloak hanging area, polished Travertine floor and door to

Plant Room: with excellent shelving, fuse board and comms unit

Inner Hall: 6.6m x 1.4m (21'8" x 4'7") with recessed lighting, polished Travertine floor and door to

Guest W.C.: with polished Travertine floor, w.c., pedestal wash

hand basin, painted wainscoting, recessed lighting and access to service piping

Self-Contained Unit: 15.5m x 7.2 m (50'10" x 23'7") overall measurement

Entrance Hall: 4.3m x 1.2m (14'1" x 3'11")

Bedroom 5: 5.9m x 6m (19'4" x 19'8") + 2.8m x 1.6m (9'2" x 5'3") bay with ceiling coving, recessed lighting, speaker set into the ceiling, dual aspect windows, double folding French doors opening out to the rear garden and television point

Dressing Area: with built in wardrobe and cloak hanging space

En Suite Bathroom: with bath with tiled panelling, step in tiled power shower, w.c., wash hand basin set onto a pedestal, tiled floor, part tiled walls, recessed lighting, heated towel rail and illuminated mirror

Bedroom 6: 2.5m x 4m (8'2" x 13'1") with recessed lighting and ceiling coving

Sitting/Dining Room: 5.6m x 7m (18'4" x 23') recessed lighting, speaker set into ceiling, half barn door opening out to the side, dual aspect windows looking front, side and out over the side garden and digital security alarm panel

Kitchen: with half door opening in, contemporary with integrated slim line dishwasher, fridge/freezer, integrated washing machine, one and a half bowl single drainer stainless steel sink unit, tiled splashback and recessed lighting

Upstairs: via a very fine staircase

Landing: 11.8m x 1m (38'9" x 3'3") very bright with feature cathedral skylight, sliding double glazed doors opening out to a suntrap roof terrace and door to shelved hot press with large factory finish cylinder

Roof Terrace: 7m x 3.9m (23' x 12'10") with cedar deck and faces due south overlooking the rear garden

Master Suite: 8.3m x 6m (27'3" x 19'8") with large picture window overlooking the sunny rear garden, double folding French doors opening out to the roof terrace, door to eaves storage on both sides, digital security alarm panel, vaulted ceiling, recessed lighting, dual Velux skylights, television point and door to

Dressing Room: 6.6m x 2.8m (21'8" x 9'2") with vaulted ceiling, recessed lighting, hatch to roof space, built in wardrobes, shelving, chest of drawers with sliding sash window looking to the side and door to

En Suite Bathroom: 6.2m x 3.4m (20'4" x 11'2") with natural stone tiled floor, his & hers pedestal wash hand basin, w.c., bath, painted wainscoting, chrome heated towel rail and step in tiled natural stone power shower with monsoon head

Secondary Dressing Area: with built in wardrobes, chest of drawers and further storage

Bedroom 2: 5.8m x 3.3m (19' x 10'10") with vaulted ceiling, large fitted mirror, speakers, recessed lighting, built in dressing table unit with drawers and cupboard under, under eaves storage in two sections, one goes very deep into the side, television point and door to

En Suite Bathroom: 2.8m x 2m (9'2" x 6'7") with bath with tiled panelling, fitted shower over, pedestal wash hand basin with mirrored fronted medicine cabinet, Velux skylight, w.c., chrome heated towel rail and tiled floor

Bedroom 3: 4.9m x 3m (16'1" x 9'10") with built in wardrobes, very good dressing table unit with cupboards under and drawers under, and door to

Jack & Jill Bathroom: 2.2m x 3m (7'3" x 9'10") with bath with tiled panelling, w.c., pedestal wash hand basin, mirrored fronted medicine cabinet over, chrome heated towel rail, Velux skylight, recessed lighting, step in tiled Mira Sport shower and extractor fan

Bedroom 4: 6.9m x 4.3m (22'8" x 14'1") with dual Velux skylight, arched feature window, door to eaves storage, built in dressing table unit with drawers and cupboards under, and hatch to roof space

BER Information

BER: B2. BER No: 104901384.

EPI: 112.47 kWh/m²/yr.

Eircode

D18 DW64

Outside

Woodridge is an exquisite family residence nestled on a sprawling 0.65 acre estate. As you approach, pillared vehicular gates open to reveal a spacious gravelled area, which can comfortably accommodate off street parking for a number of cars. The property is ensconced in lush greenery, with high hedging, trees, carefully curated landscaping, and expansive lawns, providing the perfect balance of privacy and natural beauty. The enchanting garden with a wonderful southerly orientation ensures you'll bask in the sun's warmth throughout the day. A granite paved patio gracefully encircles the property, providing a perfect setting for outdoor dining and entertaining.



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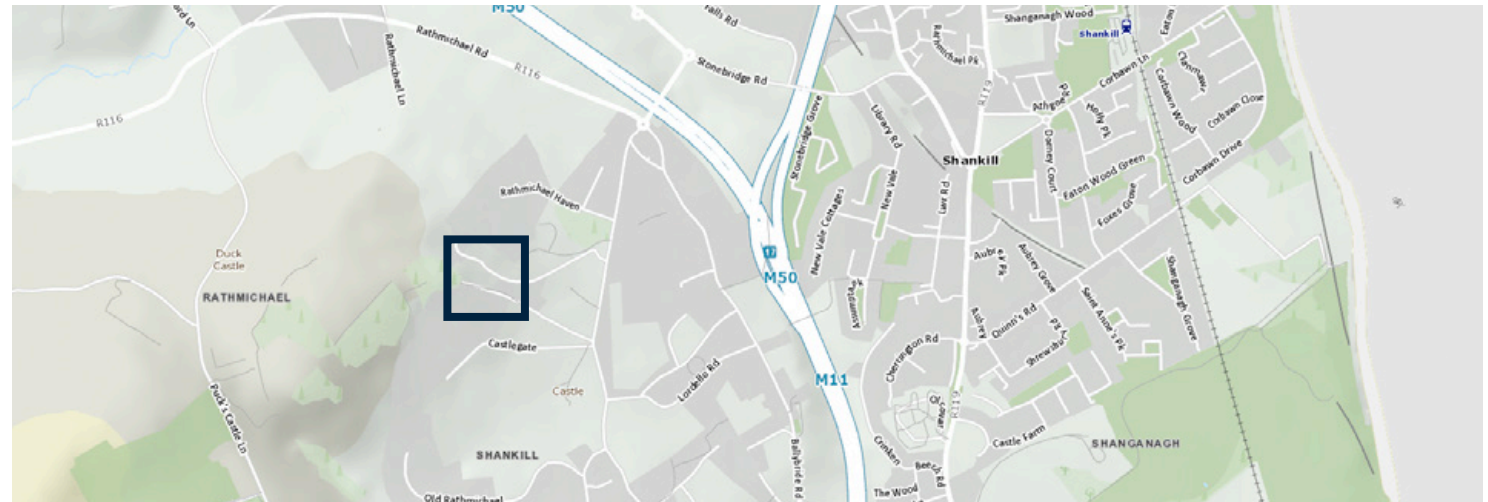
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Ground Floor



First Floor



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