

5 Halrose Orwell Walk, Rathgar, Dublin 14, D14WR98

Beirne
& Wise

5 Orwell Walk, Rathgar, Dublin 14, D14WR98

For Sale By Private Treaty



This is a smart, extended, semi-detached residence of 135 sq. m. (1,453 sq. ft.) approx. (excluding garage,) superbly located in this most appealing of residential enclaves just off Orwell Road in Rathgar, 4.7km (less than 3 miles) from St. Stephen's Green. Built in the 1940's this four bedroom, bay windowed, residence retains much of the charm and character associated with homes of this era with the added benefit of a glorious uninterrupted vista to the front -overlooking the river Dodder with its tranquil, leafy pathways connecting Bushy, Orwell and Dartry Parklands.

The accommodation is bright and well-proportioned with a lovely aspect to the front in this quiet cul de sac. Though in need of some modernisation, prospective purchasers will appreciate that this has been a much loved home and will clearly see the potential to enhance and extend into the garage and above (subject to P. P.) if required to make this a truly modern family home.

The location needs little introduction within minutes of Rathgar village, with its specialist boutique style shops and restaurants, with all the amenities of Churchtown, Rathfarnham and Dundrum nearby. There is a selection of Dublin's premier primary and secondary schools close by; Rathgar Primary, Kildare Place, The High School, St Marys, Alexandra and Gonzaga Colleges to mention a few. Leisure facilities abound with Milltown Golf Club and Castle Golf Club nearby, within walking distance of a selection of Parks all easily accessed from the river Dodder. The reliable 14 bus service provides easy access to the city centre and beyond.



Special Features

- 135 sq. m. (1453 sq. ft.) approx. excluding garage.
- Front garden overlooking the parklands adjoining the river Dodder .
- Within walking distance of LUAS
- Prestigious, sought after location.
- Potential to extend (subject to P. P.)
- GFCH/ Alarm.

View

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





Accommodation

PORCH

Porch with glazed side panels and tiled flooring.

LIVING ROOM

5.62m x 3.69m

Overlooking the front garden, this is a bright and spacious room with bay window, wall lighting, and a marble fireplace (fitted with coal effect gas fire) which provides a focal point for this comfortable room. Open to staircase and;

DINING ROOM

3.79m x 3.75m

Spacious dining room – perfect for entertaining with side window and access to;

CONSERVATORY

3.64m x 2.91m

This room has a wonderful south easterly aspect, with glazed roof complete with blinds, tiled flooring and wall mounted light fittings. This extra living space enjoys views of the sheltered garden with French doors leading to the patio area. Access to;

GUEST WC

Via Lobby with w.c., w.h.b. tiled flooring and partial wall tiling.

KITCHEN/BREAKFAST ROOM

6.75m x 2.70m

Generous, extended room with an array of floor and wall mounted kitchen units complete with tiled splashback and tiled flooring with access to the Conservatory. Plumbing is provided for a washing machine and dishwasher and white goods are included in the sale. The breakfast area is ideal for family living. The Hot Press is also located here.

GARAGE

4.75m x 2.68m

FIRST FLOOR

LANDING

With side window and access to all rooms.



BEDROOM ONE

4.13m x 3.66m

This is a spacious double room overlooking the front garden with a bay window taking full advantage of the beautiful seasonal changes over the Dodder and parklands. There is a built-in wardrobe and dressing table.

BEDROOM TWO

3.65m x 2.44m- max.

A single room overlooking the front garden.

BEDROOM THREE

2.64m x 2.25m

Another single room with side window.

BEDROOM FOUR

3.75m x 2.76m

A double room overlooking the rear garden, with two sets of built-in wardrobes.

SHOWER ROOM

Modern, fully tiled with suite comprising; w.h.b. with overhead mirrored cabinet, w.c., shower cubicle with electric shower unit, chrome heated towel radiator recessed down lighters and extractor fan.

GARDENS

The traditionally railed front garden with 17.50 m. approx. frontage, with cobble lock driveway leads to Garage and provides generous off street parking. There are two lawn areas bordered by flower beds and perimeter hedging. A gated side entrance leads to the secluded rear garden - 14.80m x 8.00 m (max.) with a sheltered patio area which enjoys a sunny south easterly aspect. There is a triangular lawn area – bordered by well stocked planter beds running the length of the garden which provide year round interest. There is also access to the boiler house and Garage as well as an outdoor tap.

BER

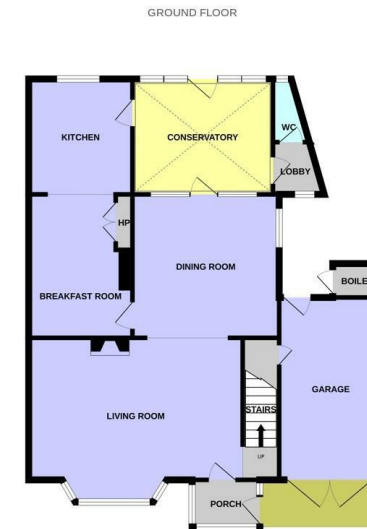
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BER Output: 396.94 kWh/m2/yr.









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