

BER C1



7 Old Rathmichael

Ferndale Road, Rathmichael, Co. Dublin

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INTERNATIONAL REALTY

7 Old Rathmichael, Ferndale Road, Rathmichael, Co. Dublin

A substantial detached family home situated in a cul de sac at the top of Old Rathmichael, No. 7 is a stunning property on approx. 4 acres of grounds with magnificent views across the surrounding landscape and stretching out to sea. Having been exceptionally well cared for and upgraded over the years, this fine home will appeal to those looking to trade up with plenty of room to grow into.

Internally the home has been well loved and maintained by the current owners with bright and spacious accommodation. On the ground floor an entrance porch opens into a double height entrance hall, with home office, guest w.c., dining room and drawing room. Also on this level is a large kitchen/breakfast room, family room, playroom/bedroom, utility room and bedroom with Jack and Jill en-suite. Upstairs there is a gallery landing with four bedrooms off, master with en-suite and an additional en-suite as well as the family bathroom. Outside, there are manicured gardens with patios and mature shrubbery surrounding the property as well as extensive lawns and forest area towards the back of the land. There is off street parking for a number of cars and access to a double garage under the house which benefits from an internal stairs to an inner hallway on the ground floor.

The gardens and setting of this spacious and beautifully proportioned home will be of major interest to those looking to relocate to the Rathmichael area. This is an ideal location in a rural style setting surrounded by mature gardens and within easy reach of local shopping facilities in Shankill Village, the DART station and library as well as major shopping centres in Bray and Cornelscourt, The Park, Carrickmines and Dundrum Shopping Centre all easily accessible off the M50. The LUAS at Cherrywood allows frequent access to and from the city centre. The M50 makes commuting to the city centre, the airport and nationwide very simple. Local schools include Rathmichael National School, St. Anne's and St. Gerard's. There are plenty of walks on the eastern foothills of the Dublin Mountains. There is a selection of golf, rugby and football clubs close by, as well as horse riding. The four yacht clubs and extensive marina at Dun Laoghaire Harbour are just a short distance away and will appeal to the marine and sailing enthusiast.

Features

- A truly stunning detached family home that is exceptionally bright and spacious
- Substantial accommodation extending to approx. 351 sqm (3,778sqft) including five double bedrooms and four reception rooms
- Beautifully manicured gardens and a site area of approximately 4 acres
- Off street parking for a number of cars and an internal garage
- Breath-taking views over the surrounding countryside and out to the Irish Sea
- Close proximity to a host of amenities and transport links
- Oil fired central heating and solar panels
- Secluded location behind electric gates at the top of Old Rathmichael







Accommodation

Porched Entrance: 1.55m x 2.45m (5'1" x 8') with steps from the front leading up, double folding entrance doors, Amtico floor, coving, recessed lighting and double folding glazed doors opening into the reception hall

Reception Hall: 7.25m x 5.05m (23'9" x 16'7") atrium with tiled floor, elevated gas fire, enclosed radiators, recessed lighting, feature skylight with awning and digital security alarm panel

Office/Study: 3.1m x 3.9m (10'2" x 12'10") with ceiling coving, recessed lighting, bay window with views out overlooking the sea from its elevated position and cast iron fireplace with slate hearth

Dining/Drawing Room: 5.25m x 4.95m (17'3" x 16'3") + 4.75m x 5.5m (15'7" x 18'1") split level and accessed via double folding glazed doors with ceiling coving, solid oak floor, bay to the rear with double folding double glazed French doors, tilt & turn window to the side, and step down to the drawing room with double height window to the side overlooking the gardens, high ceiling, window to the front with attractive views, marble fireplace with arched polished pewter inset with coal effect gas fire to the front and slate hearth and alcove with recessed lighting

Kitchen/Breakfast Room: 3.15m x 9.4m (10'4" x 30'10") with recessed lighting, ceiling coving, tiled floor, built in sideboard unit with display cabinets, cupboards and drawers under, double glazed door opening out to the patio and breakfast bar, kitchen is fitted with hand painted off white/cream Shaker style units with polished granite worktop, integrated Miele dual dishwasher, sink unit set in, tilt & turn windows looking out over the patio, rear seating area with polished granite top overlooking the rear, Britannia ceramic hob range with dual oven and six rings over, Britannia stainless steel chimney effect extractor, mosaic tiled splashback, tiled floor, integrated Whirlpool fridge, built in pull out units, wine rack with shelving under and opening through to the TV/family room

TV/Family Room: 3.5m x 5.3m (11'6" x 17'5") with tiled floor, feature glazed front open solid fuel burning fireplace, recessed lighting, ceiling coving, feature skylight with awning, double glazed sliding patio door opening out to the rear, enclosed radiator and television stand with shelving over

Playroom/Bedroom 1: 3.4m x 2.8m (11'2" x 9'2") with large picture window overlooking the rear, built in bookcase/storage with enclosed radiator underneath, recessed lighting, coving, picture rail and door to wardrobe

Utility Room: 4.05m x 2.4m (13'3" x 7'10") with tiled floor, single bowl single drainer stainless steel sink unit, recessed lighting, fuse board, hanging maid, Hotpoint tumble dryer, Bosch washing machine, Zanussi washing machine, fridge, freezer, door out to the side and intercom to the front

Inner Hall: with solid oak floor, access to the Jack & Jill shower room, door to shelved hot press with cylinder, dual immersion unit, timer and shelving, and access to the garage

Bedroom 2: 4.65m x 5.35m (15'3" x 17'7") with solid oak floor, dual aspect windows, enclosed radiator, recessed lighting, picture window to the front and door to en suite

Jack & Jill En SuiteL: with wash hand basin set into vanity unit with polished stone top, drawers under, storage cupboards, fitted mirror with illumination, w.c., step in tiled power shower with oversized tray, extractor, recessed lighting, tall chrome heated towel rail and fully tiled floor and walls

Guest W.C.: 3.4m x 2.4m (11'2" x 7'10") with tiled floor, ceiling coving, recessed lighting, extractor, pedestal wash hand basin and w.c.

Garage: 5.7m x 4.85m (18'8" x 15'11") with stairs down from the inner hall, roller shutter and fitted shelving

Upstairs

Landing: bright landing with hot press with lagged cylinder, pumps for the shower and water and connection to the solar panels on the roof that connects to the grid for free electricity

Master Bedroom: 5.85m x 4.75m (19'2" x 15'7") with double doors opening in, an excellent range of hand painted built in wardrobes with matching chest of drawers, enclosed radiators, ceiling coving, recessed lighting, tilt & turn window opening out to the balcony overlooking the south facing orientation and door to en suite

En Suite Shower Room: with step in tiled power shower with oversized tray, tiled floor, fully tiled walls, w.c., wash hand basin set into vanity unit with cupboards under, illuminated mirrored fronted medicine cabinet, chrome heated towel rail and recessed lighting

Family Bathroom: with bath with power shower over with monsoon head, extractor, recessed lighting, Duravit wall mounted w.c., wash hand basin set into vanity unit with cupboards and box shelving under, fitted mirror with illumination, glazed frosted medicine cabinet, tiled floor and fully tiled walls

Bedroom 4: 3.5m x 2.85m (11'6" x 9'4") with wardrobes and window overlooking the south facing rear garden

Bedroom 5: 3.9m x 2.95m (12'10" x 9'8") with window with attractive views and built in wardrobe

Bedroom 6: 4.2m x 3.35m (13'9" x 11') with ceiling coving, recessed lighting, tilt & turn door opening out to a Juliet balcony overlooking the gardens to the rear and door to en suite

En Suite Shower Room: with step in tiled Grohe power shower with extractor over, recessed lighting, Duravit wall mounted w.c., wash hand basin set into mahogany vanity unit with cupboards under, mahogany surrounded mirror with illumination, matching mahogany medicine cabinets and hatch to attic for storage.

BER Information

BER: C1. BER No: 113429526.

EPI: 157.36 kWh/m²/yr.

Eircode

D18 H426

Outside

The gardens of the property have been lovingly maintained and cared for, with manicured shrubs and beds bordering beautiful lawned areas and off street parking for a large number of cars. The wrap around gardens extend to approximately 2 acres while there are a further 2 acres of land to the rear of the gardens, currently as woodland but that could be incorporated into the garden should one wish.



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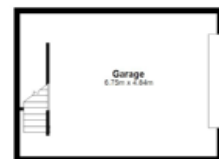


FLOOR PLANS Not to scale - for identification purpose only.

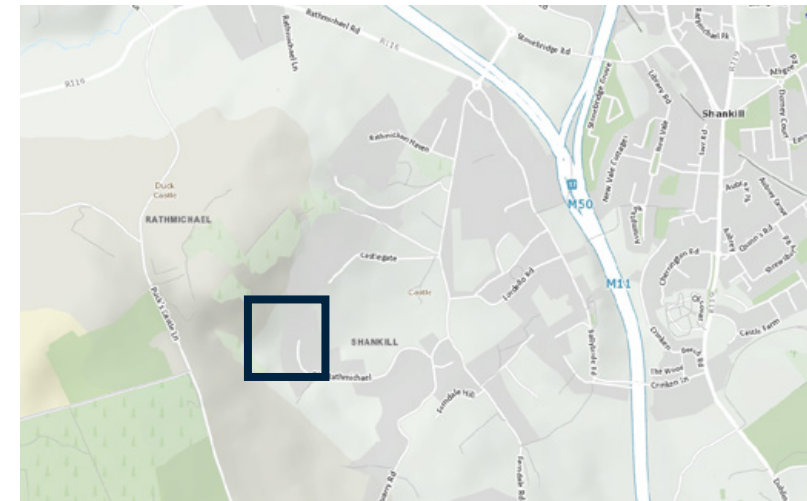
Ground Floor



Basement



First Floor



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