



9 Marley Grove, Rathfarnham, Dublin 16, D16WF30

Beirne
& Wise



For Sale By Private Treaty

9 Marley Grove is an attractive three bedroom family home, ideally situated in this mature suburban development, located just off the Grange Road opposite Marlay Park. The house is bright and spacious, and enjoys a lovely position to the front with uninterrupted views, and it has a garage. It enjoys a west facing garden to the rear and there is off-street parking to the front.

The location is excellent being close to a wide variety of local amenities; Marlay Park, St. Enda's Park, Dublin Mountains, a choice of shopping centres in Ballinteer, Nutgrove, Rathfarnham and Dundrum. A range of schools, e.g.; Divine Word N.C, Scoil Naithi, Wesley College and Loreto Beaufort. Parklands in Marlay Park and St. Enda's Park, and direct access to the M50.

The accommodation extends to 97sq.m (excluding garage), with a well-designed internal layout and large picture windows, taking full advantage of the natural light. The accommodation comprises of an entrance hall, a large living room, dining room, and kitchen downstairs. Upstairs there are three bedrooms; two doubles, one roomy single and the family bathroom. Viewing is highly recommended to fully appreciate all that this property has to offer.

Special Features

- Excellent location
- Off-street parking
- Walled mature rear garden, west facing
- Floor area 97 sq.m approx. (excluding garage)
- Potential to extend (Subject to the relevant planning permission)
- GFCH

Accommodation

ENTRANCE PORCH

Sliding doors open into the porch with tiled floor

HALL

This features laminate flooring

LIVING ROOM

4.20m x 3.95m

This is a large bright room to the front aspect, with laminate flooring, fireplace with natural fire and hearth. Double doors open into the dining room.

DINING ROOM

3.95m x 3.36m

This spacious room with laminate flooring overlooks the rear garden, and has access to the kitchen



KITCHEN

3.69m x 3.40m

Generous in size, this is fitted with a range of wall and floor cabinets, incorporating a sink unit and drainer, dishwasher, cooker and fridge/freezer.

UPSTAIRS

There is access to the hot press on the landing.

BEDROOM ONE

4.30m x 3.12m

This is a large double room to the front of the house with uninterrupted views

BEDROOM TWO

3.33m x 3.0m (10'11" x 9'10")

This is a good double to the rear overlooking the rear garden

BEDROOM THREE

2.87m x 2.70m

Generous single room to the rear overlooking the rear garden

BATHROOM

With a w.c., w.h.b. and a bath with shower, and tiled surround, there is access to the attic.

GARAGE

4.69m x 2.50m

Located to the side of the house with a mechanical door to the front, and access to the rear garden.

OUTSIDE

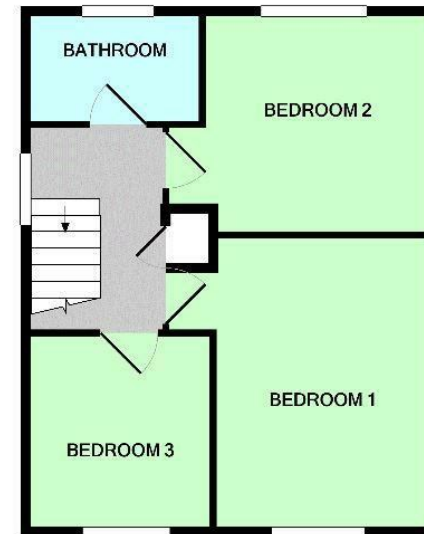
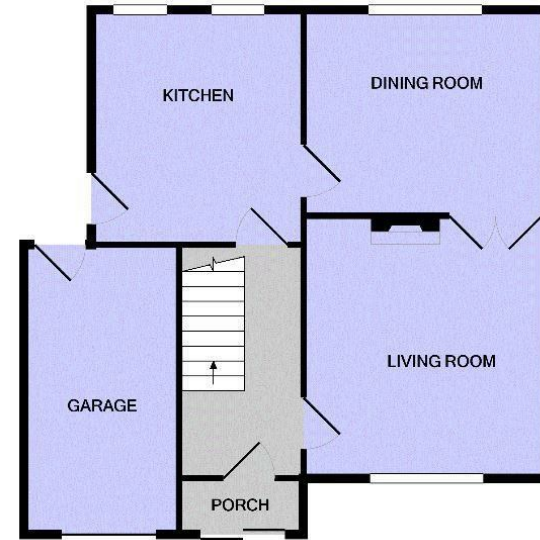
The front garden has off street parking for one car, it is bounded by hedging with lawn and border planting. To the rear, there is a fully walled garden with a large lawn area and paved patio (L13m), and it enjoys the enviable sunny westerly orientation.

BER

Number: 114599319

Output: 349.82 kWh/m2/yr.





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