



2 Green Park, Orwell Road, Rathgar, Dublin 14 D14 YE63

Beirne  
& Wise





## 2 Green Park, Orwell Road, Rathgar, Dublin 14 D14 YE63

### For Sale By Private Treaty

No 2 Green Park was built in 1932, by John Kenny, a renowned builder of some repute in the design and construction of superior detached homes in both Rathgar and Mount Merrion, on Dublin's southside. This is a fine example of his vision with 230 sq. m (2,475 sq.ft.) of light filled accommodation of elegant proportions, set amidst wonderful mature gardens of approximately 0.3 acre. Overlooking the picturesque fairways of Milltown Golf Club front and rear coupled with the perfect south westerly orientated gardens to the rear, this is truly a home of distinction. The instantly recognisable design features synonymous with Kenny's derivative of English vernacular architecture are clearly evident, with the red roof tiling, stucco plasterwork, corbelled tile detailing and distinctive chimney brickwork to mention a few. Internally this is a warm and inviting home of gracious proportions, which are enhanced by a wealth of period detail throughout, including original cornicing with centre roses, fine joinery with stylised squared architraves, mahogany stair balustrades, original mahogany fire mantels with inlay and mouldings, and many more examples of exemplary craftsmanship are evident throughout.

Occupied and enjoyed by its current owners for many years, this home has been sensitively updated and modified with the only major addition being a spacious Sun Room which provides the perfect link and a lovely reception room between house and garden. The accommodation briefly comprises; Hall, four interconnecting Reception Rooms and a Kitchen with adjoining Utility Room. At First Floor there are five Bedrooms, four of which are generous double rooms, off the spacious gallery style Landing. The Principal Bedroom is with En-suite and there is a family Shower Room with separate WC.

The location needs little introduction, with an enviable range of facilities at hand; excellent shopping at Rathgar, Churchtown and Dundrum, with a selection of restaurants, coffee shops and specialty shops. Milltown Golf Club is literally just across the road with the Castle Golf Club nearby as well as a selection of walks and leisure facilities at nearby Orwell, Dartry and Bushy Parks. The M50 is easily accessible while the LUAS makes light work of the short commute to the city centre and beyond. Some of Dublin's premier schools are at hand; Alexandra College, The High School, Stradford College, Taney and Kildare Place National Schools are just a few to choose from.

### [View](#)

Strictly by appointment with the selling agents Beirne & Wise. T: 01 296 2444









## Special Features

- Double access driveway with electric gates.
- Floor area 230 sq.m (2,475 sq.ft) approx.
- Generous site of approx.0.3 acre with dual side access.
- Overlooking Milltown Golf Club to the front and rear.
- Secluded 35.5m long x 17.5m wide (116ft x 57ft) approx. south westerly rear garden
- “Kenny built” with many period features
- Ceiling height of 2.7m at Ground floor and 3 m at first floor level
- Extensive attic space with potential (subject to Planning Permission)
- Double Glazed windows and doors
- GFCH / Alarm

## Accommodation

### ENTRANCE HALL

Welcoming entrance with panelled front door with leaded paned glass, oak flooring, access to under stairs storage and

### GUEST WC

With porthole window, partially tiled with wc and whb.

### STUDY

4.63m x 3.76m (12'4" x 15'2")

Adaptable room presently used as home office with window bay, tongued and grooved timber flooring, period fireplace with marble inset complete with coal effect gas fire and a glazed door leads to garden. Interconnects via double panelled door to;

### DRAWING ROOM

4.28m x 5.52m (14'0" x 18'1")

With wonderful views of rear garden, side porthole window, complementing period fireplace with marble inset complete with coal effect gas fire, and timber flooring, interconnects via double panelled door to;

### DINING ROOM

5.63m x 4.42m (18'5" x 14'6")

Perfect for entertaining with period fireplace with marble inset complete with coal effect gas fire, timber flooring and sliding door to;

### SUN / RECEPTION ROOM

4.05m x 5.26m (13'3" x 17'3")

Of modern construction with pitched pine ceiling with twin Velux roof lights, track lighting, built in window seating and tiled flooring. Patio doors lead to extensive patio area with ornate Victorian style framed awning perfect for Irish summers!

### KITCHEN/ BREAKFAST ROOM

3.05m x 4.26m (10'0" x 13'11")

Overlooking front garden with antico tiled flooring, an array of wall and floor mounted units with tiled splash, gas hob and built in oven, ceramic sink and recessed down lighters. A lovely feature in this room is the raised cast iron multi-fuel stove set in original brick opening with overhead timber mantel. Access to;





UTILITY ROOM  
2.16m x 2.84m (7'1"x 9'3")

With Amtico tiled flooring, sink unit and overhead storage, plumbed for washing machine/ drier and access

WC

This is accessed from Kitchen via Lobby with door to rear garden.

FIRST FLOOR

LANDING

Gallery style spacious landing with wonderful mahogany stair balustrade, recessed down lighters, access via pull down ladder to large attic space with potential (subject to PP). A stained glass panel in the ceiling basks the area in light.

BEDROOM 1  
5.28m x 4.42m (17'3" x 14'6")

Luxuriously sized principal bedroom overlooking rear garden with extensive wall to wall wardrobes and access to;

ENSUITE

Well-appointed and partially tiled with recessed down lighters, wc with high level cistern, large shower cubicle with Triton electric shower, Adelphi period style wash hand basin and free standing roll top cast iron bath with claw feet. Tiled flooring with under floor heating.

BEDROOM TWO  
4.29m x 3.36m (14'0" x 11'0")

With dual aspect to the rear, double size room with period cast iron fireplace.

BEDROOM THREE  
3.16m x 3.21m (10'4" x 10'6")

This is a double room to the side.

BEDROOM FOUR  
3.20m x 3.49m (10'5" x 11'5")

This is a double room overlooking front garden.

BEDROOM FIVE  
3.49m x 2.33m (11'5" x 7'7")

This is a single room overlooking front garden with built in wardrobes housing GFCH boiler and Hot Press.

SHOWER ROOM

Partially tiled with wash hand basin and shower cubicle fitted with Triton electric shower unit.

WC

Separate wc partially tiled.





## Garden

There is dual vehicular entrances, both gated and electronically operated, with generous off street parking and outdoor lighting. The front garden is well secluded from the road with a selection of matures shrubs and trees. There is a gated covered car port area which leads to the Garage 2.9m x 5.8m (9'6" x 19' ) On the other side there is an extra wide pedestrian side entrance which provides access to the rear garden.

The magnificent rear garden 35.5m long x 17.5m wide (116ft x 57ft) approx. has to be seen to be believed and is just an oasis of peace and tranquillity. Beautifully secluded, with rolling lawn and perimeter trees and shrubs with flowering spring bulbs - this is the perfect garden for children and gardeners alike. The impressive water fountain provides a focal point for this amazing space enjoyed from every angle.

There is an extensive covered patio area - perfect for Al Fresco dining and an inviting timber clad summer house is nicely situated at the end of the garden and comes complete with Jacuzzi. There are two workshop/ storage buildings as well.

## Site Area

1,250 square metres (13,455 square feet) approx.

## BER

BER Number 109206516  
Output 447.5 kWh/m<sup>2</sup>/yr.















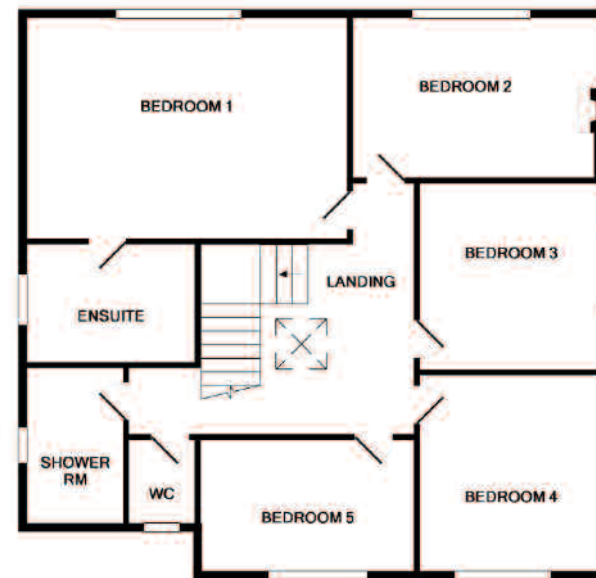




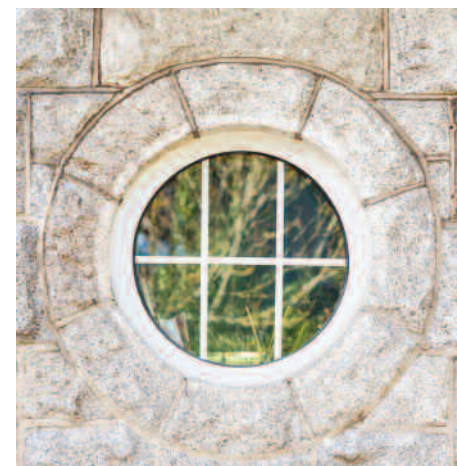




GROUND FLOOR



1ST FLOOR







These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Beirne  
& Wise