



67 Grange Wood, Grange Road,
Rathfarnham, Dublin 16

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to introduce to the market this superb detached four bedroom home extending to 157sq.m/1,690sq. ft. Set in a quite and sought after cul de sac location within the estate and cleverly extended by the current owners this excellent property offers the space and layout ideal for family living. Throughout good proportions and a wonderful quality of light are self-evident. There is useful pedestrian side access, off street car parking and a spacious concrete built shed all of which will be crucial for families looking to purchase a sustainable family home. Viewing of this special property comes highly recommended.

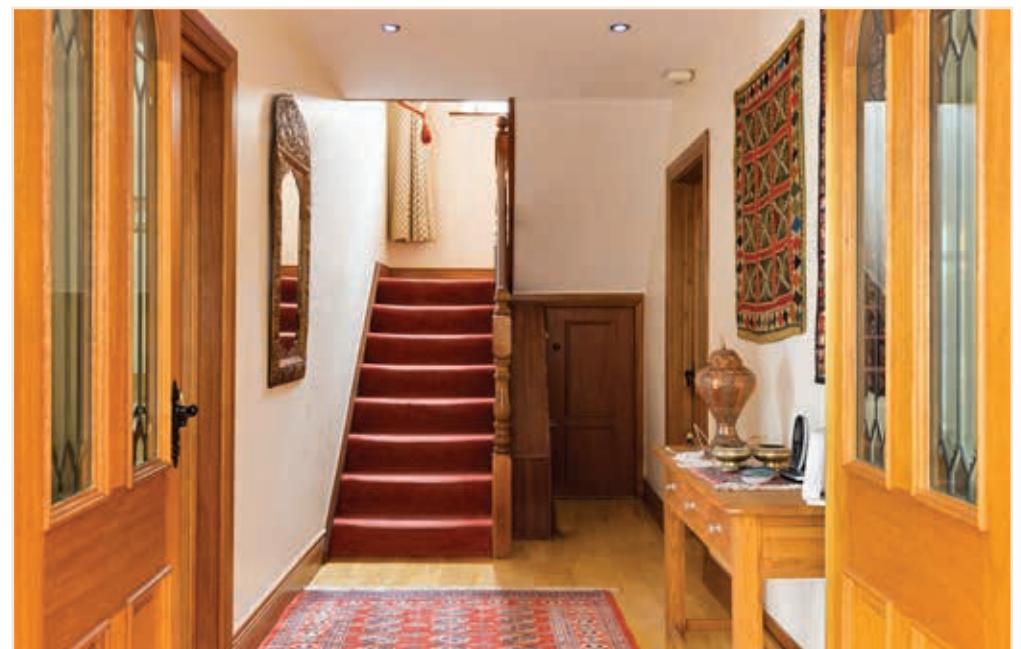
Upon entering the property one is greeted by a spacious reception hall, this leads in turn through to the generous staircase hall central to the house. To the front there is a spacious living room with open fire while to the rear one finds a large family dining area interconnecting to a smartly equipped kitchen breakfast room with island unit. There is the further benefit of a large triple glazed conservatory which would be ideal as a playroom. Off the kitchen is a large utility room with built in storage and a service sink. There is in addition a well equipped shower room and w.c. The utility room has the benefit of a separate entrance opening to the side passage. Rising to the first floor one finds four generous bedrooms radiating of a spacious landing complimented by a well-equipped main bathroom. The bedrooms have the benefit of excellent built in storage.

To the front of the property there is generous off-street parking set out in hard landscaping and gravel bounded by mature beds with specimen trees and plants with pedestrian side access to the rear garden. The light filled west facing and private rear garden has been set out in low maintenance cobblelock by the current owners and has the benefit of a solid concrete built detached storage shed with plenty of storage space.

Grange Wood is a well-regarded cul de sac development located close to Rathfarnham Village and shopping at Ballinteer, Nutgrove & Dundrum Town Centre and is extremely convenient to the Luas, M50, N11 and a host of amenities. There is a large selection of both primary and secondary schools including Wesley College, Loreto Beaufort, Taney National school, St Attracta's, Our Lady's, Holy Cross, Scoil Naithi, and Notre Dame Girls School to name but a few. The development is located adjacent to some of the city's best parks including Marlay Park directly opposite and St Endas just down the road not to mention the Dublin Mountains on your doorstep with lovely walks at Three Rock, the Hellfire Club and Massy's Wood, not to mention Cruagh and Tibbradden all just around the corner.

SPECIAL FEATURES

- » Large detached family home extending to 157sq.m/1,690sq.ft
- » Quiet cul de sac location within the development
- » Extended and renovated by the current owners
- » Off street car parking
- » Large private low maintenance rear garden
- » West facing rear aspect
- » Utility room
- » Adjacent to Marlay Park
- » Gas fired central heating
- » Sought after cul de sac estate
- » Carpets, curtains and all appliances included





ACCOMMODATION

LOBBY

1.91m x 2.31m (6'3" x 7'6")
Tiled floor, ceiling light and double doors to the main hall.

HALL

5.45m x 1.85m (17'10" x 6'0")
Solid wood flooring, recessed lighting, understairs storage and staircase to 1st floor.

DINING ROOM

1.79m x 5.48m (5'10" x 17'11")
Solid wood flooring, curtain pole, cast iron fire surround with slate hearth and gas insert fire, T.V. point, ceiling light, plaster corning.

LIVING /DINING ROOM

6.05m x 3.28m (19'10" x 10'9")
Part solid wood flooring and part tiled, 2 x chandelier 5-light, glass block wall and opening to kitchen.

KITCHEN BREAKFAST ROOM

Tiled floor, recessed lighting, two large Velux windows, built in Rosewood kitchen with black granite top, large island unit with Franke sink, Bosch Dishwasher, two Neff ovens, 5 ring gas hob, Neff 900 extractor, two rolling shutter presses, wooden blinds and French doors to conservatory.

CONSERVATORY

3.75m x 4.1m (12'3" x 13'5")
Triple glazed, tiled floor, underfloor heating, ceiling fan and light, T.V. point, French doors to garden.

UTILITY ROOM

Tiled floor, Bosch washing machine, Bosch dryer, built in wall and floor units, stainless steel sink and draining board, Bosch fridge freezer, access to storage space, ceiling light, Velux window, door to side passage.

SHOWER ROOM

Tiled floor and part tiled walls, corner shower enclosure, w.c., pedestal sink, recessed lighting, mirror, towel ring, towel rail.

1ST FLOOR

LANDING

Carpet, Stira stairs to attic, door to hot-press with insulated immersion tanks, shelved for storage, ceiling light, curtain pole, pair of curtains.

MASTER BEDROOM

3.16m x 3.64m (10'4" x 11'11")
Large built in wardrobe with storage drawers, curtain pole, curtains, T.V. bracket, T.V. point, wooden floor, ceiling light.

BEDROOM 2

3.68m x 2.83m (12'0" x 9'3")
Wooden floor, large built in wardrobe, ceiling light, T.V. point, curtain pole, curtain, mirror.

BEDROOM 3

2.86m x 3.41m (9'4" x 11'2")
Wooden floor, large built in sliderobe wardrobe, ceiling light, curtain pole, pair of curtains.

BEDROOM 4

2.43 x 3.20 (7'11" x 10'5")
Wooden floor, ceiling light, curtain pole, pair of curtains.

FAMILY BATHROOM

Tiled floor, mosaic tiled walls, ceiling light, corner bath, pedestal sink, w.c., towel ring, towel rail, mirror with makeup lights, medicine cabinet, towel hooks.



OUTSIDE

FRONT GARDEN

Off street parking, mature planted beds, pedestrian side access to rear garden.

REAR GARDEN

2.25m x 2.9m (7'4" x 9'6")

Cobble lock patio, wooden fencing, large concrete storage shed.

BER DETAILS

BER: E1

BER Number: 111073649

Energy Performance Rating: 328.73 kwh/m2/yr

DIRECTIONS

From the City Centre head south on Rathfarnham Rd/R114 toward Castleview/Main St continue to follow Rathfarnham Road straight onto Grange Rd/R821, turn right onto Grange Rd/R822, take a left to stay on Grange Rd/R822, turn left onto Grange Wood No 67. will be identified by our for sale board.

VIEWING

Strictly by appointment through Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie



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2 Brighton Road, Foxrock, Dublin 18

PSRA Licence no: 001631



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