



24 Barton Road East,  
Churchtown, Dublin 14

 **HUNTERS**  
ESTATE AGENT

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BER C3



# For Sale by Private Treaty

Hunters Estate Agent is delighted to introduce no. 24 Barton Road East to the market. This stunning property has been extensively upgraded and renovated with great panache by the current owners to create a wonderful family home in this sought-after location. Throughout the house the careful attention to detail and quality workmanship undertaken is obvious and the generous proportions combine with a wonderful quality of light to create a wonderful sense of space. Bespoke cabinetry in both the kitchen and living room add a touch of glamour when combined with Farrow and Ball paint finishes and stylish light fittings. Outside to the rear the landscaped garden becomes a further entertainment space during good weather and a useful block-built shed provides excellent storage. The bicycle garage/store also provides for excellent additional easily accessible storage. Viewing is strongly advised.

Upon entering the property, one is welcomed by a generous hall with tiled floor and a staircase rising to the first floor with understairs storage. To the right there is a light filled family room with stunning engineered oak flooring, marble fire surround and welcoming open fire. A large opening leads through to the cosy living room where the oak flooring continues with its bespoke built in alcove storage cabinets and lovely Farrow and Ball paint scheme. To the rear one finds a lovely dining area with bespoke banquette seating opening to the kitchen and through French doors to the sun terrace and garden beyond. Lying off the dining area is the fabulous bespoke kitchen with stylish petrol blue cabinetry and integrated quality appliances with diffused under cabinet lighting. The ground floor accommodation is completed by a fabulous guest w.c. and useful utility room. Rising to the first floor one finds two generous double bedrooms with excellent built-in wardrobe space and a third spacious single bedroom. The family bathroom has been upgraded to create a luxuriously appointed retreat with both double ended bath and separate large shower with rainfall and standard shower heads, the w.c. with hidden cistern and sink with vanity unit further complement the high-end finish.

Outside to the rear there is a lovely, landscaped rear garden laid out in an attractive combination of suntrap cobblelock terrace, lawn, raised specimen planted beds and a second terrace. In addition, there is wonderful outdoor lighting and a large blockbuilt shed. To the front there is ample off-street parking bordered by mature hedging and access via a garage door to the useful bicycle garage/store.

Barton Road East is an established residential road close to Dundrum Town Centre and Nutgrove Shopping Centre. There is an excellent choice of schools and leisure facilities within walking distance. There is a large selection of both primary and secondary schools including Wesley College, Loreto Beaufort, Loreto National school, Rathfarnham Educate Together and Ballinteer Educate Together. The house benefits from being close to some of the city's best parks including Marlay Park and St Enda's just down the road, not to mention the Dublin Mountains on your doorstep with lovely walks at Three Rock, the Hellfire Club, Massy's Wood, Cruagh and Tibbradden. The Luas is approximately 15 minutes' walk away and the 14, 75, 75a and 161 bus routes all stop close to the house. The M50 is also easily accessible.

## SPECIAL FEATURES

- » Lovely three-bedroom semi-detached house
- » Extending to circa 120sq.m/1,291sq.ft
- » Renovated in 2018/19
- » Combi boiler fitted in 2021
- » High pressure water tap
- » Aereco demand controlled ventilation system
- » Stunning bespoke kitchen
- » 300mm attic cellulose insulation
- » Attic floored for storage with Stira access
- » Triple glazed windows to front and double to rear
- » Rewired in 2019 with mains wired smoke alarms
- » External lighting to rear
- » Ample off street-car parking
- » Superb potential to extend, subject to planning
- » Close to Nutgrove, Dundrum, Churchtown, Ballinteer and Rathfarnham
- » Quiet location in well regarded residential neighbourhood
- » Walking distance to Luas (circa 15mins) and bus services (14, 75, 75a, 161)
- » Easy access to the M50 and road network
- » Minutes' walk to shopping and leisure facilities
- » Excellent choice of primary and secondary schools within walking distance





# ACCOMMODATION

## HALL

4.19m x 1.96m (13'8" x 6'5")  
Tiled floor, wooden shelf, feature gold light fitting, fuse board, door to under stairs storage, staircase to first floor.

## FAMILY ROOM

3.63m x 3.81m (9 11'10" x 12'5")  
Engineered oak flooring, curtain pole and pair of lined curtains, feature ceiling with shade, marble fire surround, cast iron grate and granite hearth, opening to living room.

## LIVING ROOM

4.43m x 3.30m (14'6" x 10'9")  
Engineered oak flooring, built in bespoke storage units, feature ceiling light, curtain pole with pair of lined curtains, tiled hearth, opening to family room.

## DINING ROOM

3.28m x 2.45m (10'9" x 8'0")  
Tiled floor, French doors to garden, built in banquette seating, feature brass ceiling light, curtain pole, pair of light linen curtains, heating control.

## KITCHEN

4.27m x 2.55m (14'0" x 8'4")  
Tiled floor, subway tile splashback, built in wall and floor units painted in petrol blue with reeded glass panels, Whirlpool four ring electric hob, Whirlpool double oven, integrated bins, integrated Bosch dishwasher, stainless steel sink with draining board, pull out larder drawers, wine rack, Whirlpool 70:30 fridge freezer, window blinds.

## OUTER HALL

Tiled floor, wall light, built in storage unit.

## GUEST W.C.

1.54m x 1.35m (5'0" x 4'5")  
Feature tiled floor, subway tile walls, Vortice extractor fan, sink with vanity unit, w.c, two wall lights, mirror, towel ring.

## UTILITY ROOM

2.07m x 2.39m (6'9" x 7'10")  
Tiled floor, plumbed for washing machine and dryer, ceiling light, Ideal Gas boiler, gas meter.

## FIRST FLOOR

## LANDING

Carpet, feature glass ceiling light, window blind, pull down Stira stairs to attic space floored for storage.

## MAIN BEDROOM

3.32m x 4.45m (10'10" x 14'7")  
Carpet, large bank of built-in wardrobes, curtain pole, pair of lined curtains, feature brass ceiling light.

## BEDROOM 2

3.64m x 3.26m (11'11" x 10'8")  
Carpet, feature ceiling light, large built in wardrobe with bookshelf and desk, window blind, curtain pole, pair of lined curtains.

## BEDROOM 3

2.63m x 2.47m  
Carpet, built in wardrobe, ceiling light, curtain pole, pair of light linen curtains, window blind.

## FAMILY BATHROOM

2.35m x 2.56m (7'8" x 8'4")  
Tiled floor, part tiled walls, recessed lighting, double ended bath, bath/shower mixer, large glass and chrome shower enclosure with dual rainfall and standard shower heads, Roca w.c with hidden cistern, sink with vanity unit and quartz countertop, towel ring, chrome heated towel rail, window blinds, extractor fan.



**BICYCLE GARAGE/STOREROOM**

Up and over garage door, wall light, electricity meter, water pump.

**REAR GARDEN**

Circa 14m/46ft

Set out in attractive combination of lawn and cobble lock, sun terrace with raised specimen planted beds, feature external lighting, external tap, second terrace with built in seating area, water butt.

**LARGE STORAGE SHED**

4.77m x 2.85m (15'7" x 9'4")

**FRONT GARDEN**

Laid out in cobble lock and gravel off street parking area and bounded by mature hedging, external light, up and over door to garage.

**BER**

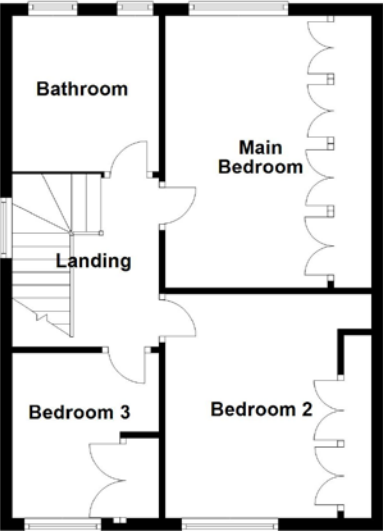
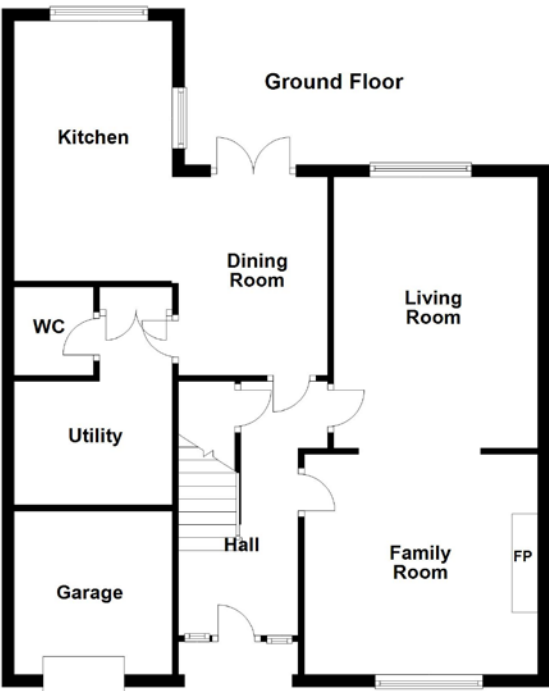
Rating: C3

BER No: 110032711

Energy Performance Rating: 219.15 kWh/m2/yr

**VIEWING**

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie.



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