



50a Marley Court,
Rathfarnham, Dublin 14

 **HUNTERS**
ESTATE AGENT

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BER B2



For Sale by Private Treaty

Hunters Estate Agent is delighted to introduce 50a Marley Court to the market. Extending to a generous 82.45sq.m/887sq.ft (excluding attic space of a further circa 17.9sq.m) this super house is only 10 years old and offers the opportunity to acquire a turn key family home in the heart of Rathfarnham. The property has the benefit of a brilliant B2 energy rating and boasts solar thermal panels to help heat the water. Set in an enviable cul de sac location close to a host of amenities. Viewing is highly recommended.

Upon entering the property, one is welcomed by an outer lobby leading through to the spacious living room which boasts a large bay window. There is a wonderful open fire and staircase leading to the first floor. Passing through the living room one finds an inner hall with generous understairs storage to the left and a guest w.c to the right. To the rear the light filled kitchen dining room has a smart cream high gloss integrated kitchen and French doors to the rear garden. Off the kitchen there is a useful utility room with a door to the side passage. Rising to the first floor the landing leads to a main bedroom with built in sliderobes and the benefit of a well-equipped ensuite. A further generous double bedroom lies to the rear and also boasts built in sliderobes. A smart family bathroom with double ended bath completes the accommodation on this level. Rising to the attic level which is currently in use as a home office one finds a spacious and bright space with Velux window that would suit a variety of uses. There is access to generous under eaves storage, and the insulated immersion tank is hidden in a cupboard at this level and benefits from the solar thermal water heating panels on the roof.

Outside to the rear the owners have created a wonderfully landscaped and tranquil oasis set out in granite paved sun terraces with low maintenance artificial lawn and specimen planted beds. There is a large shed for storage and the benefit of gated pedestrian side access.

To the front there is an off street parking bay set out in gravel with specimen planted beds and bounded by rendered walling. Gated pedestrian side access leads through to the rear garden.

Marley Court is a well-regarded cul de sac estate close to 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, which is less than 10 minutes’ walk away, 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 20 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

- » Very fine two-bedroom semi-detached home
- » Extending to 82.45sq.m/887sq.ft (excluding attic)
- » Attic of a further 17.91sq./192sq.ft currently in use as home office
- » Excellent B rated energy efficient home
- » Off street parking
- » Pedestrian side access
- » Wooden shed
- » Solar water heating panels
- » Sky and virgin available
- » Quiet cul de sac location in well regarded development
- » Open fire with granite fire surround
- » Landscaped rear garden with southerly aspect
- » Close to Nutgrove, Dundrum, Churchtown, Ballinteer and Rathfarnham.
- » Walking distance to Luas (circa 20 mins) 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
- » Just a short walk to St Enda’s Park and close to Marley and Rathfarnham Castle Parks





ACCOMMODATION

LOBBY

1.44m x 1.75m (4'8" x 5'8")
Travertine floor, alarm panel, ceiling light.

LIVING ROOM

5.26m x 4.06m (17'3" x 13'3")
Solid maple flooring, ceiling light, bay window, open fire with granite fire surround with granite hearth and iron grate, staircase to first floor, curtain rail, pair of lined curtains, window blinds.

INNER HALL

Wooden floor, door to under-stairs cloakroom and storage, ceiling light.

KITCHEN/DINING ROOM

4.04m x 4.06m (13'3" x 13'3")
Travertine floor, recessed lighting, built in cream high gloss wall and floor units, built in Bosch oven, Neff dishwasher, five ring gas hob, under cabinet lighting, stainless steel sink with draining board, French doors to rear garden, stainless steel and glass extractor fan, window blinds, plumbed for American style fridge freezer.

UTILITY ROOM

1.20m x 1.60m (3'11" x 5'2")
Travertine floor, Ceiling light, Baxi gas boiler, plumbed for washing machine, door to pedestrian side access.

W.C

1.61m x 0.84m (5'3" x 2'9")
Travertine floor, w.c. pedestal sink, extractor fan, ceiling light, mirror, chrome towel ring.

FIRST FLOOR

LANDING

Ceiling light, staircase to attic room.

BEDROOM 1

3.12m x 3.68m (10'2" x 12'0")
Carpet, built in sliderobe and bookshelf, bay window, window blind, pair of lined curtains.

ENSUITE

2.27m x 0.86m (7'5" x 2'9")
Tiled floor, part tiled walls, pedestal sink, w.c, ceiling light, bifold of glass and chrome shower door, chrome shower mixer and head, illuminated mirror.

BEDROOM 2

3.78m x 2.91m (12'4" x 9'6")
Carpet, ceiling light, built in Sliderobe and shelving, window blind, curtain pole, pair of lined curtains.

BATHROOM

2.2m x 1.77m (7'2" x 5'9")
Pedestal sink, double ended bath, bath mixer, chrome shower mixer, w.c, mirror, shaving light, towel rack, ceiling light, towel ring, tiled floor, and part tiled walls.

ATTIC LEVEL

LANDING

Carpet, stairs, ceiling light.

ATTIC ROOM

4.40m x 2.97m (14'5" x 9'8")
Carpet, Velux window, recessed lighting, built in hot press with insulated immersion tank. Access to under eaves storage.





REAR GARDEN

Circa 8.14m (26'8")

Rear garden with southerly aspect, laid out in an attractive combination of granite sun terrace and artificial lawn with specimen planted beds. Pedestrian gated side access, external lighting, large wooden shed, external tap and external sockets. Bounded by rendered concrete walking and wooden fencing panels.

FRONT GARDEN

Laid out in gravel parking bay with mature planted beds and gated pedestrian side access to rear garden.



BER

Rating: B2

BER No: 105610075

Energy Performance Rating: 113.21 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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