

FOR SALE BY PRIVATE TREATY



**7 CRANNAGH WAY,  
RATHFARNHAM,  
DUBLIN 14**



## DESCRIPTION

Owen Reilly presents this very spacious, detached, five bedroom home ideally tucked away on a quiet cul de sac in this mature, quiet residential area within minutes' walk of Rathfarnham village. Built in 1994 and split over three levels, number seven is very bright and presented in excellent decorative condition. Upon entering the entrance hallway one can instantly see the great proportions throughout with the accommodation comprising two reception rooms, study, guest WC, generous kitchen with a terrace off both the kitchen and dining room leading down to the garden. Downstairs there is two double bedrooms (master en-suite), two single bedrooms rooms and a family bathroom. The upper level comprises a generous bedroom with a large en-suite. Outside there is ample parking provided in the driveway. To rear there is a very attractive garden with mature shrubs which is private and enjoys a sunny aspect. Viewing here is highly recommended.

## LOCATION

Situated in an exceptionally quiet cul-de-sac, just off Rathfarnham Road, the property has every conceivable amenity on its doorstep including the local shops, delicatessens and fine eateries at Rathfarnham Village as well as the bustling villages of Rathgar, Terenure and Churctown all nearby. Excellent schools, both primary and secondary, are within walking distance as well as a number of bus routes into the city centre and the M50 is very close. Many leisure & sports facilities nearby, including Bushy Park, Rathfarnham Castle & Grounds, St Enda's Park, Marley Park and Edmondstown & Rathfarnham Golf Clubs.

## SPECIAL FEATURES

- Spacious five bedroom home
- Excellent decorative condition
- Two spacious reception rooms
- Private rear garden with sunny aspect
- Cobble-lock driveway to front with ample parking
- Small, mature development on cul de sac



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## ACCOMMODATION

### Entrance Hall (7.14m x 1.54m)

Inviting entrance hall with downstairs wc.

### Living room (6.64m x 3.94m)

Bay windowed living room featuring timber flooring and marble fireplace with interconnecting doors to dining room.

### Dining room (5.09m x 3.44m)

Timber flooring with access to upper patio terrace leading to rear garden.

### Kitchen (6.01m x 4.48m)

Range of fitted floor and wall units, Zanussi oven, grill and hob, stainless steel extractor fan, Zanussi dishwasher, fridge freezer and door access to upper patio.

### External Patio Terrace (3.24m x 2.85m)

Patio terrace off both the Kitchen and Dining Room with spiral staircase leading into the mature and beautifully presented garden.

### Downstairs WC (2.44m x .97m)

Whb and WC.

### Study room (3.62m x 2.28m)

Timber flooring.

### Bedroom 1 (4.01m x 3.03m)

Carpet flooring and built in wardrobe.

### En-suite (2.36m x .95m)

Tiled floor, shower, whb and w/c.

### Bedroom 3 (2.57m x 2.51m)

Carpet flooring.

### Bedroom 4 (3.71m x 2.34m)

Carpet flooring and built in wardrobe.

### Bathroom (2.35m x 1.74m)

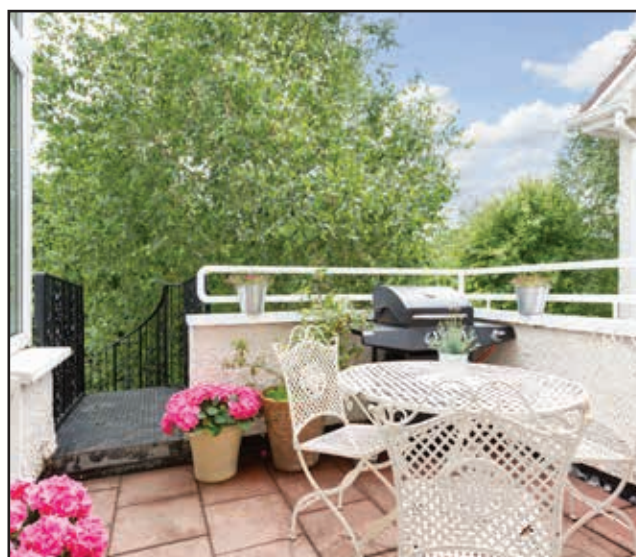
White three piece suite with floor tiling and heated towel rail.

### Upper Bedroom (5.93m x 4.55m)

Carpet flooring, with built in wardrobes and storage in eaves.

### En-suite (3.34m x 2.57m)

Tiled floor, jacuzzi bath, whb and wc.





**VIEWING**

By appointment

**NEGOTIATORS**

Owen Reilly &  
Angela Mc Cabe

**FLOOR AREA**

201 sq. m.

**BER RATING**

C3



## Everything we touch turns to...

**ALL ENQUIRIES**

**1 Milltown Centre, Milltown Dublin 6**

**T 01 283 0200 E [sales@owenreilly.ie](mailto:sales@owenreilly.ie)**

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