



THE GATE LODGE

ROCKVILLE



A truly charming double fronted Gate Lodge

This beautiful home is situated at the original entrance to Rockville House on Glenamuck Road. The Gate Lodge, has been beautifully extended and sits on a large south westerly site of c.240 sq m. There is a great sense of history to the development with Rockville house, the walled gardens and the Gate Lodge dating back to the 18th Century. Rockville House is a five-bay, two storey over basement farm house and the dairy farm would have supplied much of Dublin City with its fresh milk in the early 19th century.

The development is situated amidst a stunning tranquil setting and the restoration of the original walled garden will provide a unique amenity for rockville residence to enjoy on their door step.

Accommodation

Floor area c. 101 sq. m/1,090 sq. ft approx.

Entrance Hallway (8.21m x 1.15m)

Smoked engineered flooring throughout. Fabulous vaulted ceiling height with panelled walls. Fitted with lanterns and featuring wall lighting.

Kitchen/Dining/Living (7.00m x 4.70m)

Superior quality bespoke kitchen by Kelly Design to include quartz worktops with upstands and splashback behind the range, integrated bin system and a generous appliance package including integrated larder fridge, under-counter freezer, dishwasher, stainless steel electric range and extractor fan.

The living area features a panelled chimney breast with wall mounted ambient electric fire from Ballymount Fireplaces, bespoke feature central lighting and a fabulous corner light filled window with french doors leading to the south west facing patio.

Pantry (2.3m x 1.20m)

To the rear of kitchen area provides for additional storage and preparation space away from the open plan kitchen and living area.

Utility (2.3m x 1.2m)

Plumbed and wired for washing machine and tumble dryer with floor tiling with side entrance door to garden.

Master Bedroom (3.80m x 3.36)

Featuring a fireplace and completed with built in wardrobes by Cawleys and the sash windows have views over the front garden to beautiful green open space. The traditional styled double glazed timber sash window are by Munster Joinery.

En-Suite Bathroom (2.15m x 1.65m)

Featuring a walk-in shower with slate black shower tray, pressurized shower system with large rain head shower fittings, slim line wet room panel with a heated towel rail. Fitted with a contemporary white suite with sleek modern matt black fittings with wall mounted light up mirror. Finished with a combination of porcelain floor and wall tiling to wet area and quartz stone shelves and an upstand.

Second Bedroom (3.50m x 3.35m)

Completed with built in wardrobes by Cawleys with oak finished carcasses and a combination of hanging and shelved space and sash window looking to the garden.

Study (3.40m x 2.23m)

Completed with built in wardrobes and the sash windows have views over the front garden to beautiful green open space. The traditional styled double glazed timber sash window by Munster Joinery.

Main Bathroom (2.15mx1.45)

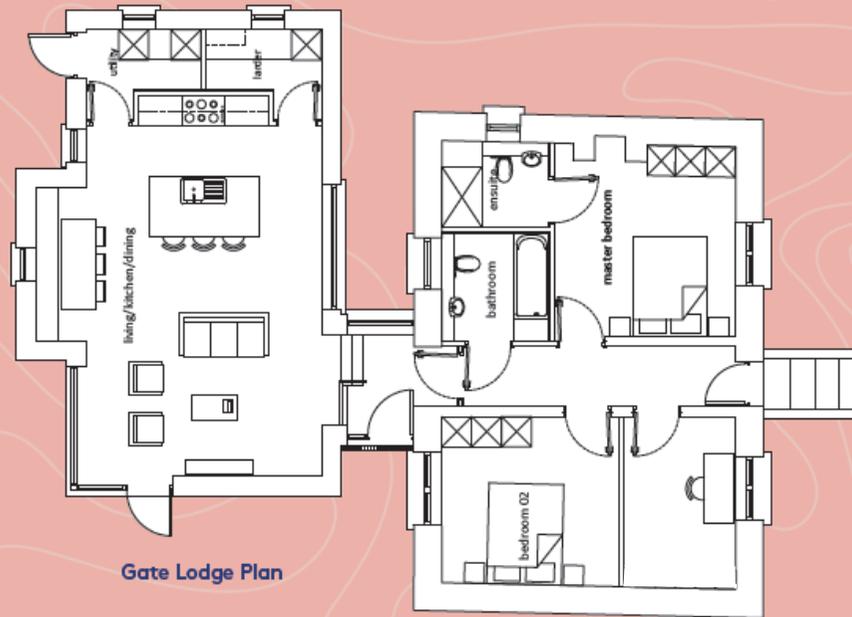
Contemporary white suite with sleek modern matt black fittings with wall mounted light up mirror. Finished with a combination of porcelain floor and wall tiling to wet area and quartz stone shelves and upstand.

Garden (12.18m x 5.8m)

Designed and planned by Tully Landscapes completed with a combination of planting, lawn, patio area, timber panelling and external light features.

Large South West facing private patio for outdoor dining accessed from living area.

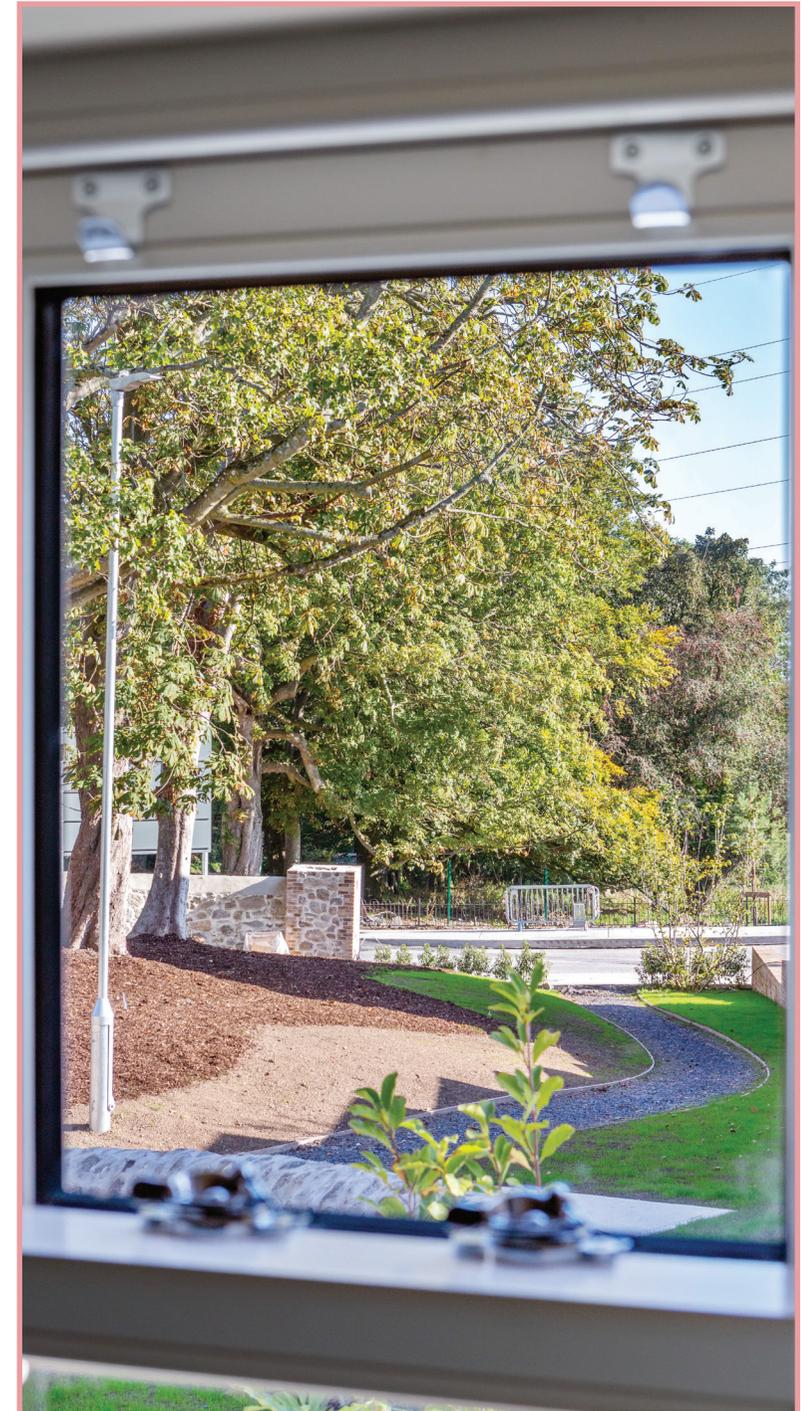
Floor Plans



Gate Lodge Plan



For identification purposes only not to scale.



Additional Features

Internal

Heating & Energy Efficiency

Highly efficient A-Rated heat pump from Daikin achieving superior levels of energy efficiency, reliability and comfort.

Excellent standard of wall, floor and roof insulation.

Areas within the house are zoned and can be heated independently of each other providing greater energy efficiency and economy.

Lighting & Electrical

Generous and well-designed electrical & lighting specification to include a mix of glass lantern pendants, contemporary wall lights, fabric light shades and downlights optimising the lighting functions throughout the house.

Intruder alarm fitted as standard.

Multiple TV/broadband providers and free to air TV with multiple points provided throughout Smoke alarms and heat detectors are fitted as standard.

Numerous USB charging points throughout.

Decorative candle lights to front and main gable of the old house with further bulkhead and external lighting fitted around the house and garden, including night-time sensor light.

Power socket for external use fitted as standard.

Internal Joinery & Ironmongery

Superior panelled doors fitted throughout by Durkan Joinery with matching skirtings, architraves and fitted with black ironmongery.

Higher than standard height doors.

Windows & Doors

Traditional style double glazed timber sash windows fitted in original Gate Lodge building from Munster Joinery.

New extension features future-proof double glazed 1.2W/m²K U-Value, wood grain PVC windows with child safety catches.

External doors with 3-point locking mechanism from Munster Joinery.

Flooring

Smoked oak engineered board wood flooring fitted throughout

Wall finishes & Paint

Impressively high vaulted ceilings in old house and new extension.

All walls and ceilings are skimmed and painted throughout as standard.



Additional Features

External

Side gates fitted on the side passages as standard.

Low maintenance, high quality external finishes, of stone, brick, uPVC and dash.

Maintenance free uPVC fascia, soffits and rainwater goods.

Front & rear gardens are landscaped with a paved patio area to the rear.

Tap fitted as standard.

Designated on-street parking to accommodate 2 cars at Rockville Woods entrance.

General

Every household will become a member of the estate's Management Company which will oversee the affairs and day to day running of the estate.

Every resident will have exclusive access to and enjoyment of the walled garden within Rockville.

All fixtures and fittings are included in the sale as seen.

BER Please ask the selling agent



Asking price €650,000



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