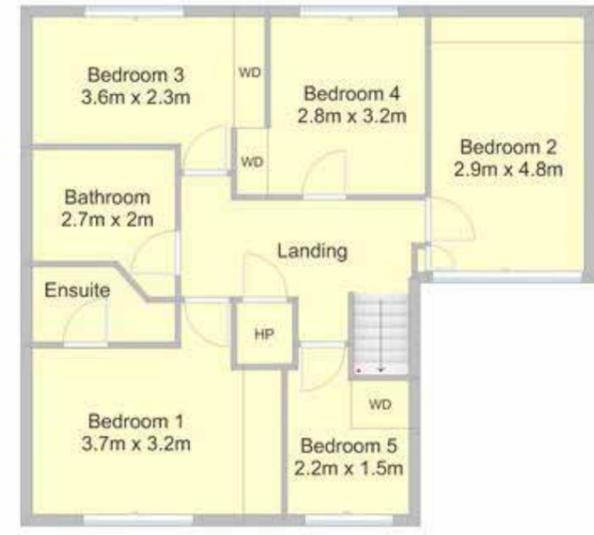
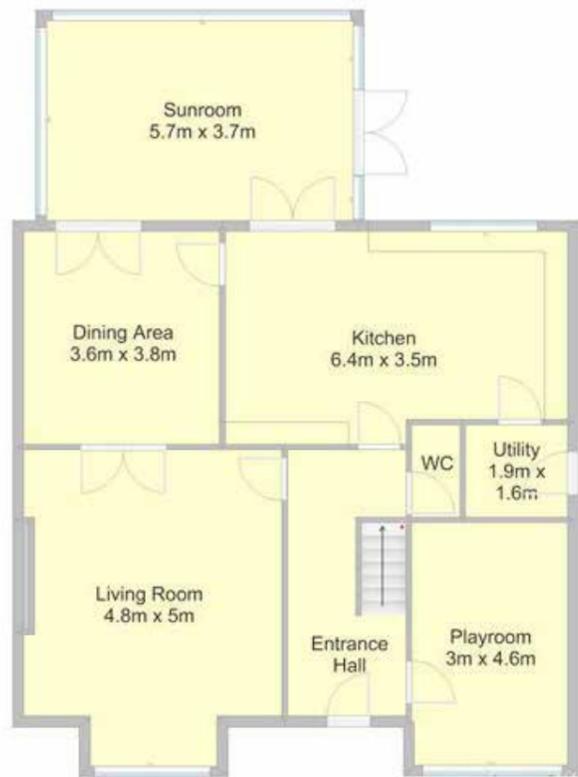




BER D1



36 Rathmichael Manor, Loughlinstown, Dublin 18

c. 190 sq.m / 2,045 sq.ft.

DNG Dun Laoghaire
 76a Upper George's Street, Dun Laoghaire, Co. Dublin
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Negotiator:
 David Dobbs
 PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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36 Rathmichael Manor, Loughlinstown, Dublin 18

DNG are delighted to present this superb 5 bedroom detached house to the market, which enjoys a prime position in a mature and leafy development of just 38 high quality properties built in 1993. This exceptional family home of an impressive 190 sq.m / 2,045 sq.ft. is presented to a high standard and has been beautifully maintained and enhanced by the current owners.

The house, overlooking a tree-lined green in addition to sea views, is very well presented and offers its lucky new owners bright and well proportioned accommodation, together with beautifully landscaped gardens. The distinctive rear garden is ideal for outdoor entertaining with a lovely sunny orientation.

The accommodation briefly comprises entrance hall, kitchen, livingroom, dining room, playroom, sun room, guest wc, utility room, 5 bedrooms, main en-suite and family bathroom.

Rathmichael Manor is ideally located a short distance from the city centre, yet also near the gateway to the Garden of Ireland. The estate is close to the M50 and within walking distance of Cabinteely village, Cherrywood Luas terminal (20 minute walk), Shankill village and DART station, and Killiney beach.

Public transport directly outside the estate includes the Aircoach, the QBC to the city centre via UCD, 145 bus to Heuston Station, 84/84X routes, and services to Wicklow/Glendalough/Wexford.

Outside

Rear: Wonderful sunny west facing rear garden with a patio area and high quality block built garden shed. This fabulous garden is private and boasts attractive shrubs and plants.

Front: Smart cobble-lock driveway offering ample off street parking. Side passageways at both sides of the house.

Accommodation

Entrance Hall

Bright spacious reception hall

Guest Wc

Wc and whb

Livingroom 4.8m x 5m

Attractive fire place with gas coal effect fire, feature bay window, wonderful views of green to front, double doors to...

Diningroom 3.8m x 3.6m

Double doors to...

Sunroom 5.7m x 3.7m

Wonderful bright room opening onto patio and garden. Superb vaulted ceilings with 3 Velux windows

Playroom 4.6m x 3m

Wonderful views of green to front

Kitchen 6.4m x 3.5m

High quality fully fitted kitchen with integrated appliances though out. Suberb solid oak units with superb work tops

Utility Room 1.9m x 1.6m

Storage cupboards, work top with sink. Door to side passage

Landing

Hotpress, access to attic, smoke alarm

Master Bedroom 3.7m x 3.2m

Spacious double room with panormaic sea views, built in wardrobe and vality unit

En-suite

Wc, whb and power shower

Bedroom 2 4.8m x 2.9m

Spacious double room with panormaic sea views, built in wardrobe and vanity unit

Bedroom 3 3.6m x 2.3m

Double room, built in wardrobe

Bedroom 4 3.2m x 2.8m

Double room, built in wardrobe

Bedroom 5 2.2m x 1.5m

Single room, with panormaic sea views, built in wardrobe

Bathroom 2.7m x 2m

Wc, whb, bath with shower

BER: D1

BER No. 111871158

Energy Performance Indicator: 232.42 kWh/m²/yr



Features

- Superb 5 bedroom house
- Presented to an impeccable standard
- Main Bedroom En-Suite
- Fully Fitted High Spec Kitchen
- Potential to extend
- Burglar Alarm System
- Double Glazed Windows
- Gas Fired Central Heating
- Cobbled driveway with ample off street parking to the front.
- Wonderful landscaped gardens to front and rear
- Garden Shed
- Prime cul de sac position
- Quality Bus Corridor & Aircoach outside estate
- Cherrywood Luas stop & Shankill DART within walking distance
- M50 close-by
- Close to Shankill and Cabinteely villages

View By Appointment

Asking Price: €670,000

