



71 Longwood Park, Rathfarnham,  
Dublin 14

 **HUNTERS**  
ESTATE AGENT

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BER C3



# For Sale by Private Treaty

Hunters Estate Agent is truly delighted to introduce 71 Longwood Park to the market. This turnkey four-bedroom property is set in a mature, sought-after family friendly residential development within a few minutes stroll to a host of local amenities. Extending to a generous 109sq.m/1,173sq.ft the property has been further upgraded by the owners with new windows, the addition of a stunning bespoke design kitchen and utility room, and stunning cabinetry features in both the dining area and living room. Throughout the property there are generous proportions with the added benefit of a wonderful quality of light with lovely gardens and offering ample off-street parking. The low maintenance rear garden has artificial lawn, with a pebble feature and outdoor lighting. The garden also benefits an outdoor storage house that could be converted into a work home office or an additional recreational /storage space.

Upon entering the property, one is welcomed by an entrance hall, guest w.c. and the staircase rising to the first floor. Straight ahead is an impressive large bespoke kitchen and dining area with ample floor and wall units, a marble countertop flows around the kitchen, and further feature is a Rangemaster Professional electric oven/cooker which is also included in the sale. Double doors lead from the dining area into the tastefully decorated, light filled living room which has the benefit of a large bay window with views of the front garden. Off the kitchen there is a well-equipped new utility area with ample presses allowing for additional storage, and this leads out to the rear garden which further benefits a spacious side passage allowing for further access.

Rising to the first floor there is a spacious landing with a hot press and Stira stairs which allows access to the attic. The main bedroom features excellent built-in wardrobe space and there are three further bedrooms, including a home office space, and a well-equipped main family bathroom which completes the accommodation on this level.

The front garden is cobble lock and tastefully designed to include flower beds, shrubbery and has the advantage of ample car parking space.

71 Longwood is situated within a sought-after mature family development off Ballyboden Road, close to Rathfarnham Village and Ballyroan. There is excellent shopping at Rathfarnham, Ballyroan (Rosemount), Ballinteer, Nutgrove and Dundrum Town Centre is extremely convenient. There is a large selection of both primary and secondary schools including St Mary's, Rathfarnham National, Ballyroan Boys, Coláiste Éanna, St Columba's College, Wesley College, Loreto Beaufort, Taney National School, St. Attracta's, Our Lady's, Holy Cross, Scoil Naithi and Scoil Naomh Pdraig to name but a few. The property is located close to some of the city's best parks including St Enda's and Marlay Park, not to mention the Dublin Mountains on your doorstep with lovely walks at Three Rock, the Hellfire Club and Massy's Wood. Cruagh and Tibbradden are also just up the hill. For the avid golfer, The Grange Golf Club is just around the corner with Edmondstown Golf Club and Rathfarnham Golf Club just up the road. The 61 bus stops at the end of the road and the 16,17 and 75 stop is just a short walk away.

## SPECIAL FEATURES

- » Stunning four-bedroom family home in turnkey style
- » Extending to a generous 109sq.m/1,173sq.ft
- » Recently renovated to an extremely high standard
- » Bespoke handcrafted kitchen with Rangemaster oven/cooker
- » Super built-in bespoke units in living accommodation with excellent storage
- » New front door and double-glazed windows throughout
- » Located in a sought-after, mature, family friendly development
- » Low maintenance feature rear garden with outdoor storage house
- » New boiler
- » New security alarm system
- » Cobble lock front garden, with parking for four cars
- » Close to St Enda's and Marlay parks
- » Walking distance to Rathfarnham village
- » Superb public transport links
- » Easy access to the M50 & road network
- » Great schools and childcare on your doorstep
- » Located at the gateway to the Dublin Mountains
- » Close to Rathfarnham, Churchtown, Dundrum, Terenure, Templeogue and Ballinteer





# ACCOMMODATION

## ENTRANCE HALL

4.81m x 2.00m (15'9" x 6'6")

Wooden floor, recessed lighting, radiator covers, staircase to first floor.

## GUEST W.C.

1.34m x 0.76m (4'4" x 2'5")

Tiled floor, light fitting, sink with storage press, w.c.

## LIVING ROOM

5.36m x 3.34m (17'7" x 10'11") (max)

Wooden floor, bespoke built-in storage unit with shelving and cupboard space, feature bay window, rose centre piece light fitting, window blinds, T.V point, double doors to kitchen/dining room.

## KITCHEN/DINING

5.67m x 5.44m (18'7" x 17'10")

Wooden floor, recessed lighting, bespoke hand-crafted kitchen with marble countertop, splashback and upstand, wall and floor units including larder cupboard, extractor fan, integrated Electrolux fridge freezer, undermounted Belfast sink, Siemens dishwasher, Rangemaster professional electric range cooker, integrated bins, window blind, vertical radiator.

## DINING AREA

Wooden floor, recessed lighting, bespoke hand-crafted built-in storage units with shelving, recessed spotlights, cupboard space, T.V. point, internal window, and double doors to living room.

## UTILITY ROOM

2.79m x 1.89m (9'1" x 6'2")

Wooden floor, built in units, plumbed for washing machine, space for additional under counter fridge/freezer, door to side passage and rear garden.

## FIRST FLOOR

### LANDING

Carpet, recessed lighting, Stira to access attic, door to shelved hot press with insulated immersion tank.

### BEDROOM 1

3.60m x 2.94m (3.60m x 2.94m) (max)

Wooden floor, light fitting, large built-in wardrobe, window blind, curtain rail, curtains.

### BEDROOM 2

3.69m x 3.09m (12'1" x 10'1") (max)

Wooden floor, light fitting, built-in wardrobe, window blind, curtain rail, curtains.

### BEDROOM 3

3.07m x 2.25m (10'0" x 7'4")

Wooden floor, light fitting, window blind, curtain rail, curtains.

### BEDROOM 4/OFFICE

2.38m x 2.51m (7'9" x 8'2") (max)

Wooden floor, recessed lighting, wardrobe, window blind, T.V. point.

### FAMILY BATHROOM

2.29m x 2.26m (7'6" x 7'4")

Tiled floor and walls, recessed lighting, bath with chrome bath and shower mixer tap, separate shower unit, sink with vanity unit, ample storage, mirror, w.c, chrome towel shelf, recessed lighting.



**OUTSIDE:  
FRONT GARDEN**

Off street parking bay for up to four cars laid out in cobble lock with planted beds, gated pedestrian side access.

**REAR GARDEN**

The low maintenance rear garden has artificial lawn, with a pebble feature and outdoor lighting. The garden also benefits an outdoor storage house that could be converted into a work home office or an additional recreational /storage space.

**BER**

Rating: C3  
BER No: 111248001  
Energy Performance Rating: 212.69 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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