



8 Marley Grove, Rathfarnham,  
Dublin 16

 **HUNTERS**  
ESTATE AGENT

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BER B3







# For Sale by Private Treaty

Hunters Estate Agent is delighted to introduce no. 8 Marley Grove to the market. Extending to a generous 127 Sq.m/1367 Sq.ft this stunning renovated 3/4 bedroom house is set within the quiet, sought after and mature development of Marley Grange off the Grange Road. The current owners have lovingly upgraded and updated this fine home including new internal insulation and heating system, new plumbing and bathrooms and a lovely landscaped rear garden. The house offers the opportunity to acquire a rare, tastefully presented, and turnkey home in the heart of Rathfarnham.

Upon entering the property, one is welcomed by a generous hall leading to all the principal rooms with a staircase rising to the first floor. To the left is a lovely bright family room/bedroom 4 while to the right one finds the cosy drawing room with lovely inset stove and bay window. Doors lead from both the hall and drawing room through to the large open plan living/dining/Kitchen area which runs the full width of the house and boasts French doors leading out to the garden and a hand crafted painted kitchen flooded with light from the Velux windows above that forms the heart of this home. Off the kitchen lies a well-equipped utility room with further access to the garden and a stylish guest shower room. Rising to the first floor one finds two large double bedrooms both with built in wardrobes, a further bedroom currently in use as a home office and a lovely main shower room.

Outside to the front the garden is laid out with generous parking for two cars in an attractive combination of gravel with cobblelock paving and mature hedging. To the rear a superb garden is landscaped in low maintenance artificial lawn with specimen trees, sandstone patio and chalet style shed.

Marley Grove is situated in the heart of a well-regarded cul de sac development located close to Rathfarnham Village and shopping at Ballinteer, Nutgrove & Dundrum Town Centre and is extremely convenient to the Luas, M50, N11 and a host of amenities. There is a large selection of both primary and secondary schools with the popular Divine Word national school within the development and a host of other excellent schools nearby including Wesley College, Loreto Beaufort, Taney National school, St Attracta's, Our Lady's, Holy Cross, Scoil Naithi, St Columbas College and Notre Dame Girls School to name but a few. The development is located adjacent to some of the city's best parks including Marlay Park directly opposite and St Endas just down the road not to mention the Dublin Mountains on your doorstep with lovely walks at Three Rock, the Hellfire Club, Massy's Wood, Cruagh and Tibbradden all just around the corner.

## SPECIAL FEATURES

- » Lovely semi-detached 3–4-bedroom family home
- » Extending to a generous 127sq.m/1,367sq.ft
- » Excellent B3 energy rating
- » Bathrooms refurbished in 2019
- » Refurbished and re plumbed in 2017
- » New alarm system with integrated carbon monoxide alarm
- » Gas fired combi boiler and new radiators 2017
- » Vitae 8 kW Cassette Stove installed in 2017
- » Stylish new low maintenance landscaped garden with artificial grass 2020
- » Quiet location within cul de sac development
- » Off street car parking
- » Large private low maintenance rear garden
- » Utility room
- » Adjacent to Marlay Park and St Enda's
- » Sought after cul de sac estate
- » At the gateway to the Dublin mountains
- » Easy access to the M50 and road network









# ACCOMMODATION

## HALL

4.78m x 1.91m (15'8" x 6'3")  
Wood effect flooring, radiator cover, recessed lighting, thermostat, alarm panel, built in pop out under stairs storage, staircase to first floor.

## FAMILY ROOM/BEDROOM 4

4.81m x 2.33m (15'9" x 7'7")  
Wooden floor, recessed lighting, fuse board, window blinds, t.v point.

## DRAWING ROOM

5.23m x 3.82m (17'1" x 12'6")  
Wood effect flooring, built in radiator cover, inset Vitae 8 kW Cassette Stove, granite hearth, bay window, wooden shelving, roller blinds, curtain rail, recessed lighting, double doors to Kitchen/living/dining area.

## LIVING/DINING AREA

4.09m x 2.98m (13'5" x 9'9")  
Wood effect flooring, recessed lighting, t.v point, window blinds, radiator cover and French doors to garden.

## KITCHEN AREA

4.31m x 3.75m (14'1" x 12'3")  
Wood effect flooring, built in painted wall and floor units, velux windows, extractor fan, Neff double oven, plumbed for dish washer, Electrolux fridge freezer, larder cupboard and recessed lighting.

## UTILITY ROOM

2.53m x 2.32m (8'3" x 7'7")  
Wood effect flooring, built in painted wall and floor units, stainless steel sink with draining board, plumbed for washing machine and dryer, part tiled walls, ceiling light, Viessman combo boiler, door to garden.

## GUEST SHOWER ROOM

0.95m x 2.55m (3'1" x 8'4")  
Tiled floor and part tiled walls, ceiling light, glass and chrome shower door, chrome shower mixer, w.c, chrome heated towel rail, sink with vanity unit.

## FIRST FLOOR

### LANDING

3.04m x 1.83m (9'11" x 6'0")  
Carpet, pull downstairs to attic (partially floored for storage) door to hot press with wooden shelving, window blind, ceiling light.

### BEDROOM 1

4.40m x 3.13m (14'5" x 10'3")  
Wooden flooring, ceiling light, t.v point, window blind, curtain pole, large built in slide robe.

### BEDROOM 2

3.95m x 3.30m (12'11" x 10'9")  
Carpet, ceiling light, window blinds, curtain pole.

### BEDROOM 3

2.80m x 2.64m (9'2" x 8'7")  
Carpet, ceiling light, window blind.

## MAIN SHOWER ROOM

2.64m x 1.63m (8'7" x 5'4")  
Tiled floor and walls, large walk-in shower, glass and chrome shower screen, recessed lighting, rainfall shower head, sink with vanity unit, chrome heated towel rail, wall mounted w.c, mirrored built in medicine cabinet, chrome towel rail, Xpelair extractor fan.





REAR GARDEN

Circa 11m x 9m (36'1" x 29'6")  
Landscaped in an attractive and low maintenance fashion with artificial grass lawn and Indian sandstone patio with specimen trees. Wooden chalet style garden shed. Outside tap, external lighting. Bounded by concrete walling with timber fencing panels.

FRONT GARDEN

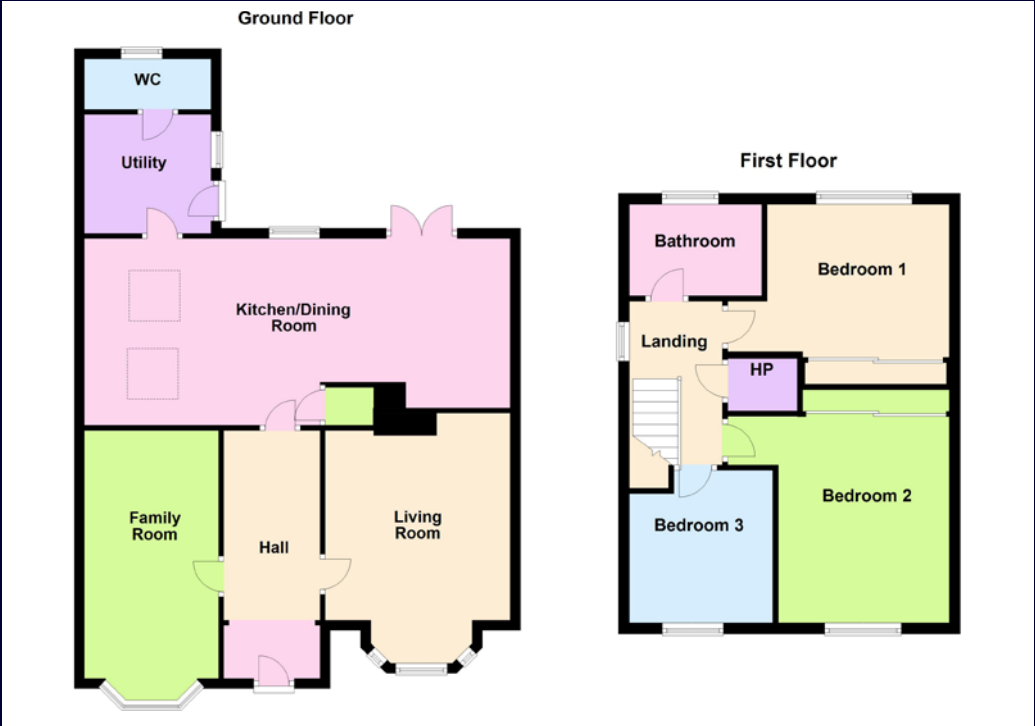
Laid out with gravelled off street parking for two cars with mature hedging, cobblelock path, brick walls and external lighting.

BER DETAILS

Rating: B3  
BER No: 109752907  
Energy Performance Rating: 135.19 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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