



Fonthill House, 19 Fonthill Abbey,
Ballyboden Road, Rathfarnham, Dublin 14

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this very fine detached house set on a large circa 0.5 acre site offering obvious scope for redevelopment. The house itself extends to a very generous circa 339sq.m/3.648sq.ft excluding a converted attic space of a further circa 63sq.m/678sq.ft and an attached garage. The property has spacious family accommodation comprising ground floor with 5 reception rooms including spacious reception hallway and first floor with 6 bedrooms 2 with en-suite and bathrooms. A large attic conversion on the top floor is currently in use as two further bedrooms. The property offers the potential to create a wonderful family home and also offers excellent development potential subject to planning permission.

Upon entering the property, one is met with a large entrance hall with staircase rising to the first floor. To the left lies a dining room while to the right is a living room. To the rear there is a small study, a kitchen/breakfast room and a drawing room. A guest w.c completes the ground floor accommodation. A separate studio to the side provides a living/bedroom space and shower room. Rising to the first floor one finds 6 bedrooms. The master bedroom and second bedroom share an ensuite while a further family bathroom completes the accommodation at this level. The attic level has been converted and has two attic rooms currently in use as bedrooms and a shower room.

The site extends to circa 0.2 Hectare/0.5 acre and is has a clearly defined boundary. Outside to the side there is an attached garage. There are currently two vehicle entrances from Ballyboden Road. The gardens are laid out mainly in lawn with a hard landscaped former tennis court. To the front there is ample off street car parking.

Planning history:

SD07A/0673 – Granted but later overturned on appeal by An Bord Pleanala (PL 06S.227923)

Demolition of existing 2 storey and attic level 6 bed detached house and the construction of 4 no. 2 storey and attic level 4 bed detached houses (253sq.m each), the closure of 2 no. existing vehicular entrances and the construction of a single replacement vehicular/pedestrian entrance from Ballyboden Road with on- and off-site development works.

Zoning:

Objective RES: To protect and/or improve residential amenity

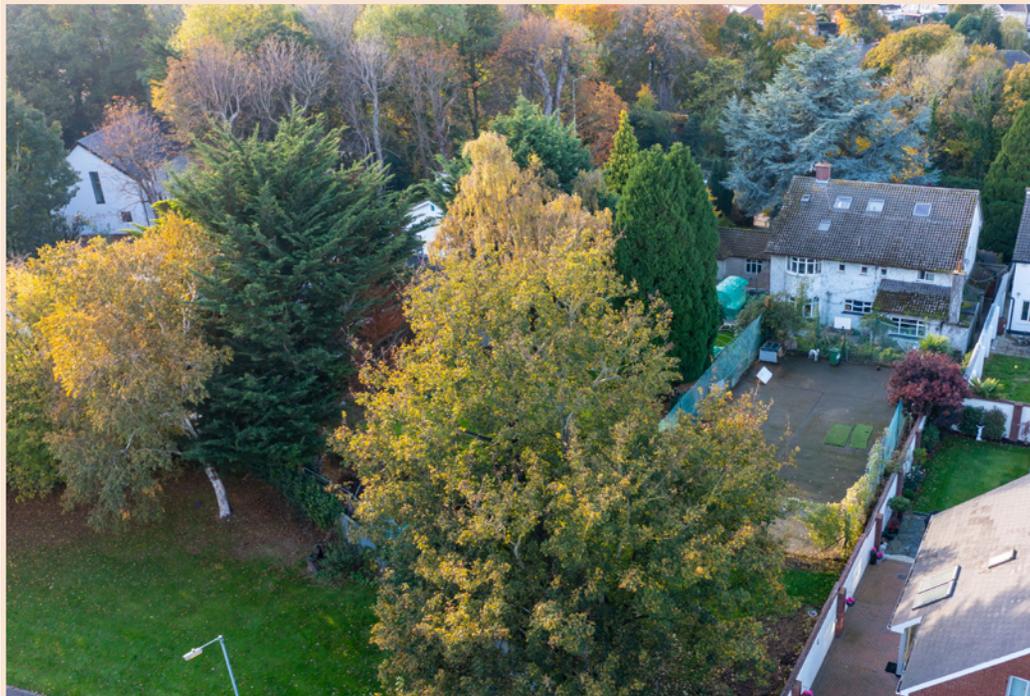
Fonthill House is located on the well-regarded Ballyboden Road, close to Rathfarnham Village and Ballyroan. Shopping at Rathfarnham, Ballyroan, Ballinteer, Nutgrove & Dundrum Town Centre is extremely convenient. There

SPECIAL FEATURES

- » Detached 5 bedroom house extending to circa 339sq.m/3.648sq.ft
- » Converted attic space of a further circa 63sq.m/678sq.ft and a large, attached garage.
- » Site area extending to circa 0.2 Hectare/0.5 acre
- » Superb potential to create wonderful family home
- » Excellent development potential subject to planning.
- » Set in prestigious location
- » Off-street car parking
- » Southerly sylvan rear aspect
- » Large self-contained studio with a variety of potential uses
- » Close to St Enda's and Marlay parks
- » Walking distance to Rathfarnham and Ballyroan
- » Superb public transport links
- » Easy access to the M50 & road network
- » Superb schools and childcare on your doorstep
- » Located at the gateway to the Dublin Mountains
- » Close to Rathfarnham, Churchtown, Dundrum, Terenure, Templeogue and Ballinteer

is a large selection of both primary and secondary schools including 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, 15d and 15b buses all stop close to the house.





BER DETAILS

Rating: E1

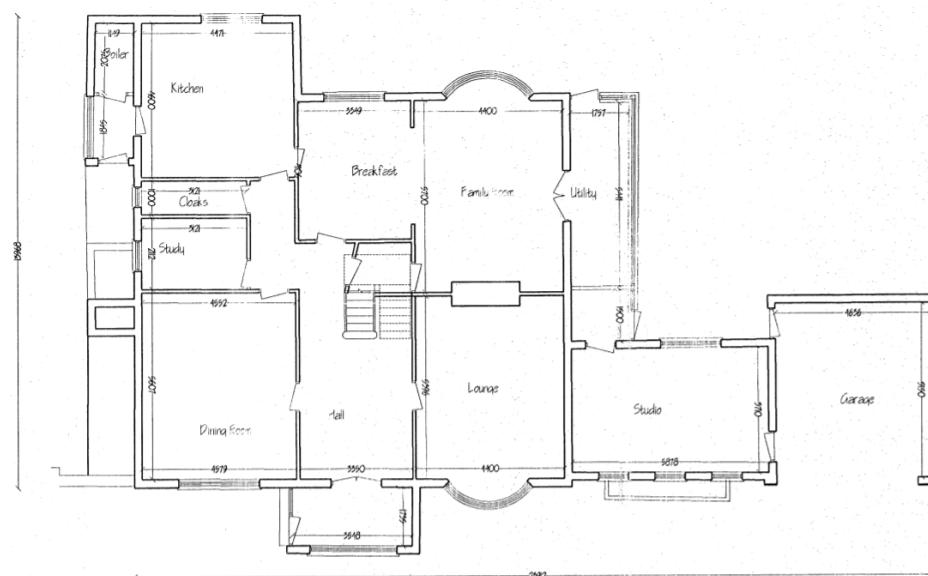
BER No: 100161033

Energy Performance Rating: 327.21 kWh/m²/yr

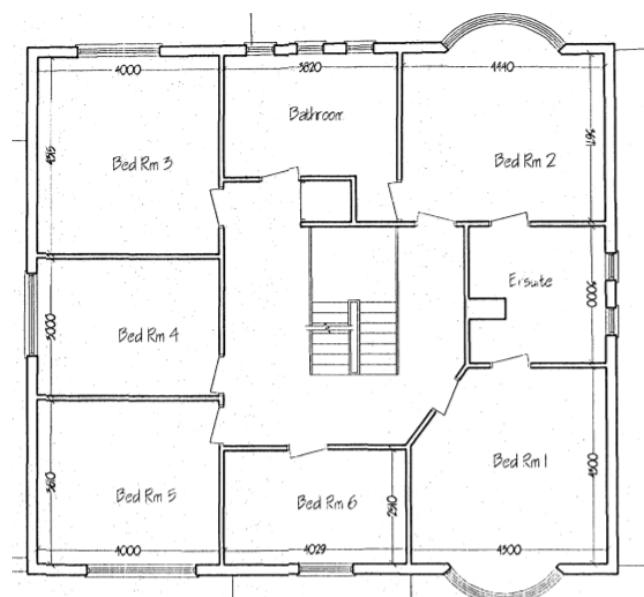
VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie.

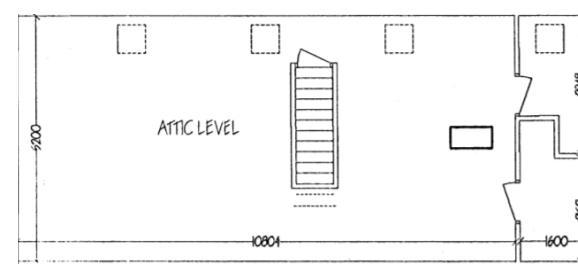
GROUND FLOOR



SECOND FLOOR



ATTIC



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