



1 Dodder Park Road, Rathfarnham, Dublin 14, D14EP46

Beirne
& Wise

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For Sale By Private Treaty

Well located on this mature tree lined residential road lies this spacious extended family home of 180 sq.m. approx. (1,938 sq.ft.). Built in the mid 1950's, there is a solidness to these homes that is difficult to replicate in modern homes of today with rooms of good proportions coupled with spacious hall and landing areas. Though in need of some updating, No 2 has all the attributes to make this a great family home.

This four bedroom, three bathroom family home has much to offer with a wonderful balance of both living and bedroom accommodation and offers great flexibility in terms of layout with three reception rooms as well as two conservatories not forgetting the extended Kitchen /Breakfast room-perfect for family living. There is potential to adapt the accommodation to suit independent living for a family member or possibly for those working from home who require a separate entrance for business purposes. Viewing is highly recommended.

The much sought after location is one of great convenience, the villages of Rathfarnham and Terenure are just a short walk away -these bustling villages will meet all your essential day to day shopping needs with a selection of supermarkets, specialty shops, eateries and coffee shops. The wonderful historic Rathfarnham Castle and parklands are perfect for family life with an impressive children's playground, not forgetting the Dodder linear walk providing access to both Bushy and Orwell parks. There is a selection of well-established primary and secondary schools nearby; St Mary's Boys NS, Rathfarnham Educate Together NS, Loreto Grange Road NS, Our Lady's Terenure, Terenure College, Loreto Beaufort, Stratford College and The High School to mention but a few. There are a choice of bus routes making the city and beyond an easy commute, as well as good access to the M50 motorway.

Special Features

- Extended four bedroom home with three bathrooms.
- Double glazed windows and doors.
- GFCH
- Three reception rooms and two conservatories.
- Great potential to work within existing foot print to suit individual needs.
- Floor area 180 sq. (1,938 sq. ft.) approx.

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444







Accommodation

PORCH

With double entrance doors with fully glazed lean - to roof with tiled flooring and glazed sliding door to;

HALL

Extra spacious welcoming hall with access to;

LIVING ROOM

3.94m x 3.94m

To the front, this is a bright and airy room with feature arch to dining room with an enclosed gas fire incorporating the GFCH boiler with marble surround extending into the alcoves on both sides. There is also wall lighting and access via sliding door to;

CONSERVATORY

3.61m x 2.39m max.

With tongued and grooved flooring with pitched glazed roof.

DINING ROOM

4.40m x 3.47m

Well-proportioned room with wall lighting and access via sliding glazed door to conservatory.

CONSERVATORY

3.20m x 2.50m

Overlooking rear garden with tongued and grooved flooring and French doors to garden with lean to partially glazed roof. It is plumbed for a washing machine/ dryer. Access to;

KITCHEN/ BREAKFAST ROOM

4.73m x 3.20m max. + 3.80m x 2.34m

L -shaped extended kitchen overlooking rear garden with an array of floor and wall mounted shaker style units incorporating an integrated tall fridge unit, larder unit, display cabinet, stainless steel sink and Range master 5-ring gas cooker with overhead extractor, tiled splash back and floor tiling. There is access to under stairs storage with shelving and a door leads to a covered storage area.

LOBBY WITH ACCESS TO

SHOWER ROOM

With floor and partial wall tiling with shower cubicle, pedestal whb and wc.

FAMILY ROOM

5.60m x 2.71m

Originally the garage converted to a spacious multi-purpose room with exterior door giving direct access to the front of the property. There is a timber sheeted ceiling and wall lighting. This flexible space could easily be adapted to suit a home office or possibly additional accommodation for a family member.



FIRST FLOOR

BEDROOM ONE

5.60m x 2.82m

Spacious double room to the front with pitched roof with three sky lights and access to;

ENSUITE

Generous ensuite with overhead skylight, floor and partial wall tiling complete with shower cubicle fitted with a Triton Electric shower unit, pedestal whb and wc.

BEDROOM TWO

4.40m x 3.47m

This is a large double room to rear.

BEDROOM THREE

4.01m x 3.46m

This is another good double room and overlooks the front garden.

BEDROOM FOUR

2.95m x 2.43.m

This is a roomy single room overlooking the front garden.

BATHROOM

Fully tiled, contemporary bathroom with bath, pedestal whb with vanity light and wc.

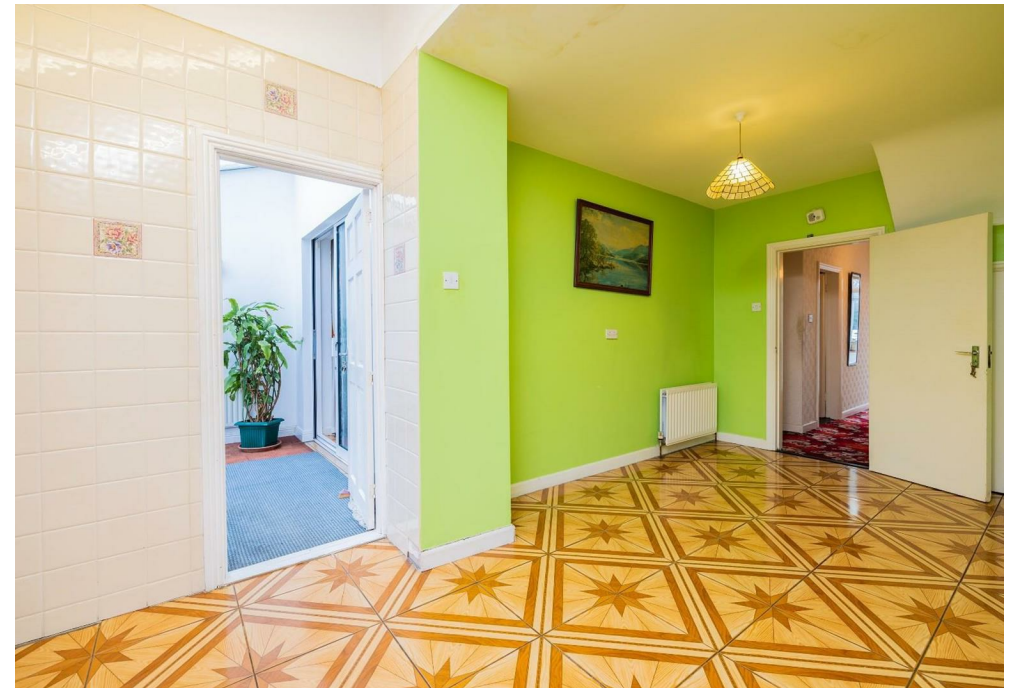
GARDEN

The walled and gated front garden provides off street parking and is traditional in layout with a lawn area with perimeter planter beds and a selection of mature trees along the front boundary. The easily maintained rear garden 9.80 m x 8.20 m approx. is mainly in paving slabs with perimeter planting and there is a pedestrian door to the side leading to the laneway.

BER

Number 116156100

Output 266.80 kWh/m2/yr.









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