

01 497 9050



MCGINLEY FARRELLY & O'CONNOR
THE PROPERTY PROFESSIONALS



NO 13 OTTERBROOK,
RATHFARNHAM,
DUBLIN 14.



DIRECTIONS: Coming from Terenure village, drive straight all the way up towards the Yellow House pub passing Rathfarnham Castle on your left. Take a right at the Yellow House pub onto Willbrook Road and drive about 200 metres up the road and take a right into Otterbrook. The house is to the back of the development on the right hand side.



Ordnance Survey Ireland Licence No. AU 0064008



VIEWING:
Strictly by appointment with
McGinley Farrelly & O'Connor.
Call us today on 01 497 9050 to
book your viewing.

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Otterbrook has proved to be one of the most popular developments in Rathfarnham for many years. It is fair to say that this development is very mature, excellently presented and maintained. This high standard of presentation is reflected within No. 13 Otterbrook with many benefits for any potential purchasers. Stepping into this property there is an inviting open plan reception area and living room. The living room is complimented with a feature fireplace with a nicely cast stone surround, marble hearth and brass inset. This house has two double bedrooms with the potential to extend into the attic, subject to the correct planning permission. No. 13 also has the added bonus of a fair sized patio and gravelled garden area with barna shed. The property is well presented throughout with timber flooring and two double bedrooms with built-in floor to ceiling wardrobes.

FOR SALE BY PRIVATE TREATY

ASKING PRICE: €270,000



Very simply, Otterbrook's popularity stems not just from the development's excellent presentation and good accommodation within each property but the location is also of great attraction to any potential purchaser. Otterbrook holds one of the best locations in Rathfarnham with a unique position just tucked away off Willbrook road. This location is around the corner from the villages of Rathfarnham, Terenure and Rathgar. Each of these villages hosts an array of shops and amenities that provide for all the needs of today's modern living. The choice of leisure facilities is fantastic to say the least. Some of these facilities include the Castle Golf Club, Bushy Park and the well known Marlay Park. These parks host all the recreational sports such as soccer, rugby and hockey just to mention a few. There are numerous schools in the area which cater for both girls and boys primary and secondary needs. One must view this property to get a full appreciation of what is on offer.



ACCOMMODATION:

OPEN PLAN LIVING ROOM & RECEPTION HALL:

4.80m x 4.00m

Attractive open fireplace with stone surround, marble inset, brass rim and marble hearth. Timber flooring. Ceiling coving. Door leads to....

KITCHEN/DINING AREA: 3.00m x 4.00m

Good range of pine fitted wall and floor units with ample worktop space. Built in Zanussi 4 ring gas hob, oven and extractor fan. One and a half stainless steel sink and draining board. Washer/dryer, fridge freezer. Terracotta floor tiling. Large glazed door leading to the rear garden.



UPSTAIRS:

LANDING: 2.00m x 2.00m (max):

Spacious landing. Access to attic and hot press.

BEDROOM: NO.1 (DOUBLE TO THE REAR): 4.00m x 3.00m

Excellent selection of built in floor to ceiling wardrobes with vanity unit and mirror. NTL point. Picture window.

BEDROOM: NO.2 (DOUBLE TO THE FRONT): 4.00m x 2.35m

Excellent selection of built in floor to ceiling wardrobes. Picture window.

BATHROOM: 2.35m x 1.95m

Comprises bath with shower attachment, pedestal w.h.b and w.c. Mira Elite electric shower. Tiled flooring and partly tiled walls. Velux Sky Light. Extractor fan, wall light and shaver socket.

OUTSIDE:

TO THE FRONT: Attractive cobble lock parking area to the front of property. Landscaped gardens incorporating mature trees and shrubs maintained on a regular basis.

TO THE REAR: Private rear garden 11.40m in length laid out with good size patio/BBQ and gravelled area not overlooked. Mature plants, shrubs and trees.



SPECIAL FEATURES

- Floor area approximately 64sq.m/688sq.ft
- Feature open fireplace with stone surround and marble hearth
- Built in floor to ceiling wardrobes in both bedrooms
- Tranquil and settled development in excellent location
- Off street private car parking available to front of property
- Large picture windows in both bedrooms
- Close to Rathfarnham and Terenure village
- Part of well managed and maintained modern development
- Good condition throughout
- Short walk to bus routes travelling to city centre



“One of the most popular developments in Rathfarnham, which is well presented and maintained”

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