

THE GLEBE & FIRBROOK

Tay Lane | Rathcoole | Co. Dublin | D24 V529



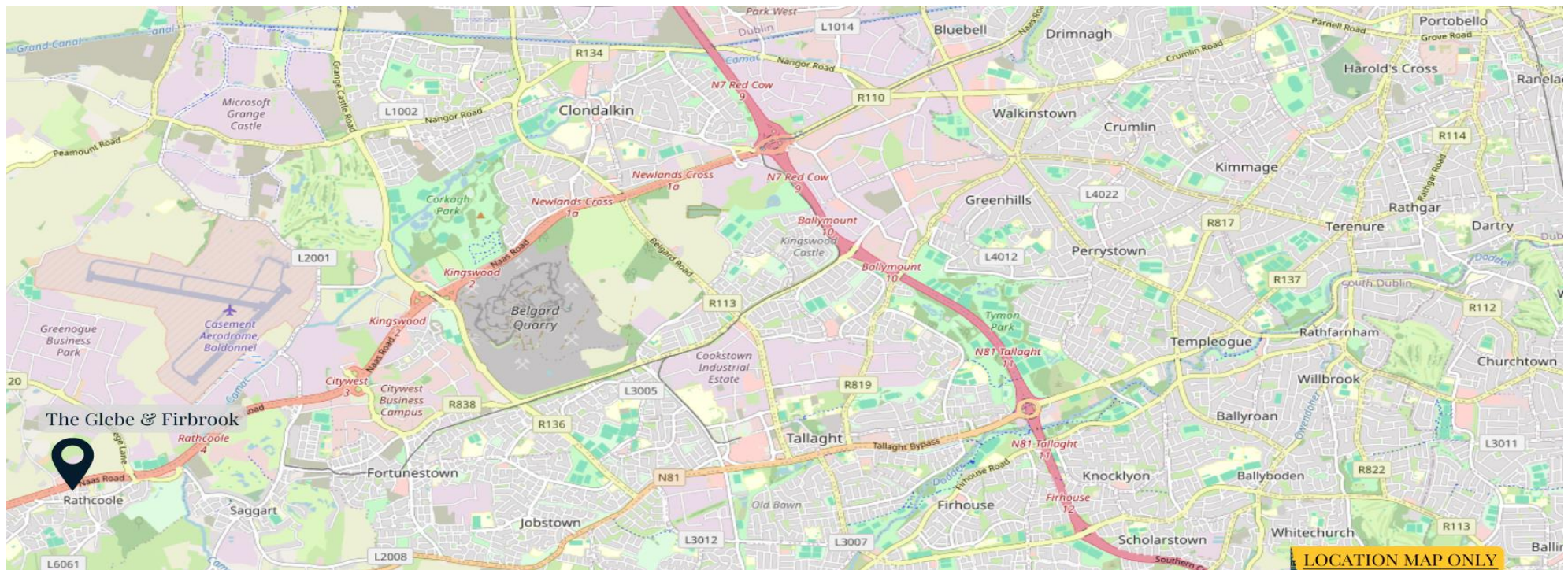
FOR SALE BY PRIVATE TREATY

LOCATION

The property enjoys a prime and prominent setting in the very heart of Rathcoole Village, fronting Tay Lane just off Main Street. Rathcoole is one of South Dublin's most desirable and established locations, offering the perfect balance between village charm and modern convenience. The village itself is vibrant and welcoming, with an excellent selection of local amenities including schools, boutique shops, cafés, restaurants, and a range of recreational facilities, all within easy walking distance.

Perfectly positioned for commuters, Rathcoole benefits from its strategic location just off the N7, providing direct access to the M50 and placing Dublin City Centre within approximately 25 minutes by car. Public transport options are also strong, with Dublin Bus routes 69 and 126 serving the area, while the nearby Citywest Luas stop offers a quick and efficient tram connection into the city centre.

The area is further enhanced by its proximity to major employment hubs such as Citywest Business Campus and Grange Castle, making it an ideal choice for professionals and families alike. Combining convenience, connectivity, and community, Rathcoole continues to be one of the most sought-after residential locations in the greater Dublin area.



The Glebe / Firbrook is a substantial and versatile residential holding set on a generous plot of c. 0.28 acres (0.113 hectares), offering extensive family and guest accommodation. Originally built in the late 1950s as a Rectory, this impressive detached residence combines character, space, and flexibility throughout.

Main House (C. 190M2 / 2045FT2)

The principal residence features six bedrooms, including three large double bedrooms with en-suite bathrooms and three single bedrooms, one of which also has its own en-suite. A ground-floor single bedroom with independent external access is ideal for guests, extended family, or use as a home office. Internally, the house offers a welcoming porch and spacious entrance hallway, a fully fitted kitchen, a comfortable living room with open fireplace, a dining room with stove, and a bright conservatory to the side, overlooking the gardens.

Overall Accommodation

In total, the property offers 14 bedrooms across the main house and ancillary units, providing exceptional flexibility for multi-generational living, rental investment, or a combination of both.



- **Four Studio Apartments: (C.94.3M2 /1015FT2)**

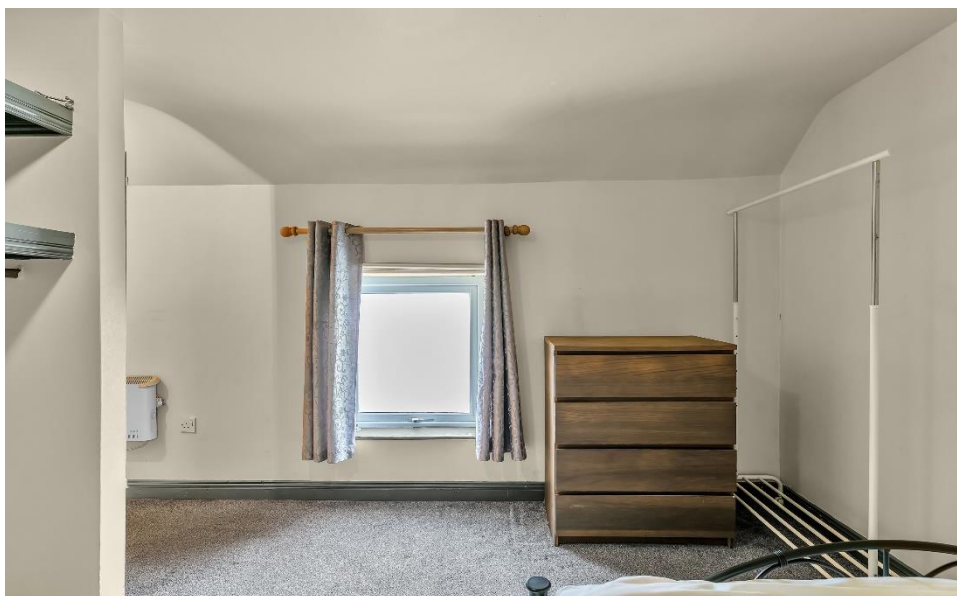
A separate block at the rear of the property contains four self-contained studio apartments, each with a private kitchen and bathroom. These units provide excellent rental potential or flexible guest accommodation.

- **One-Bedroom Apartment: (C. 30.66M2/330FT2)**

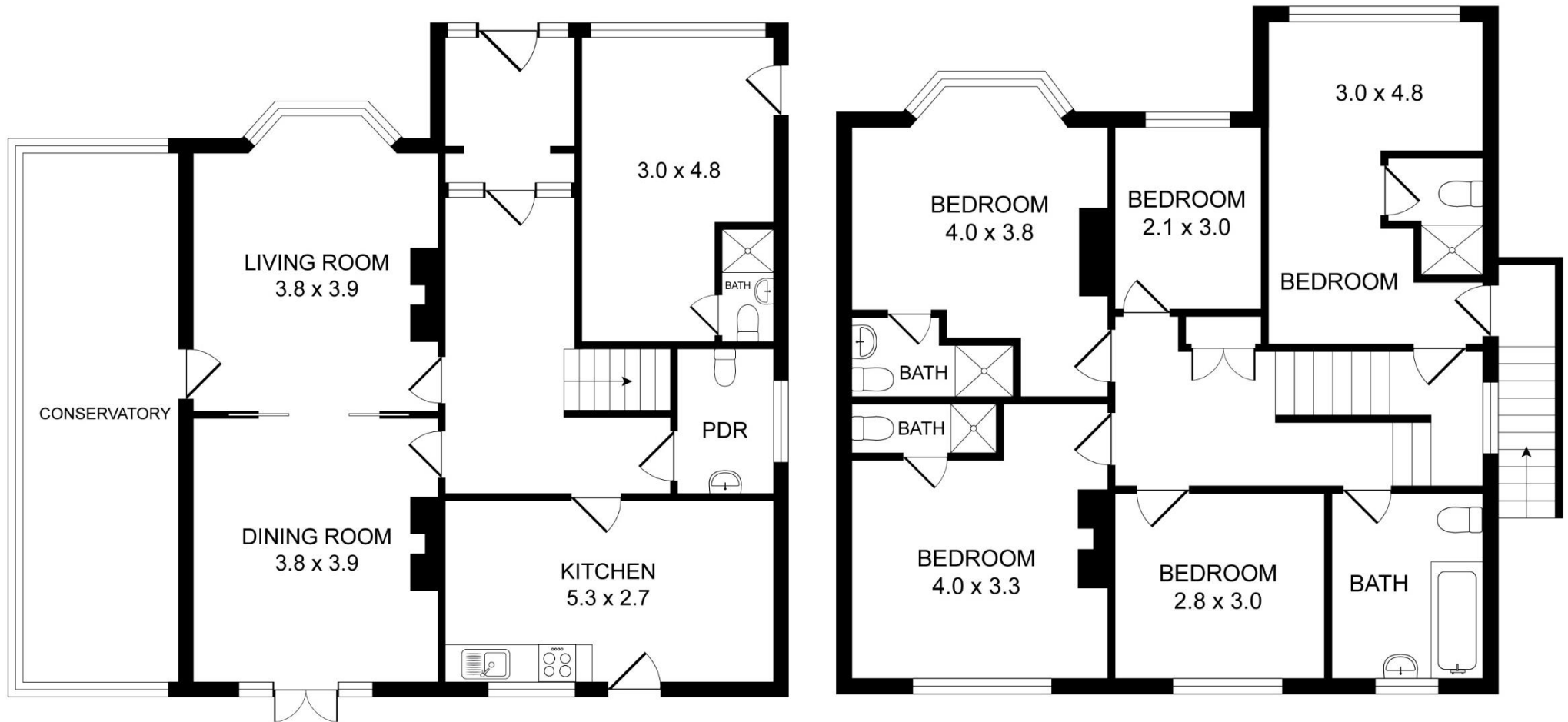
Also within the grounds, a detached one-bedroom apartment offers a comfortable and private living space, suitable for a caretaker, family member, or short-term letting.

- **Three-Bedroom Apartment: (C. 80M2/861FT2)**

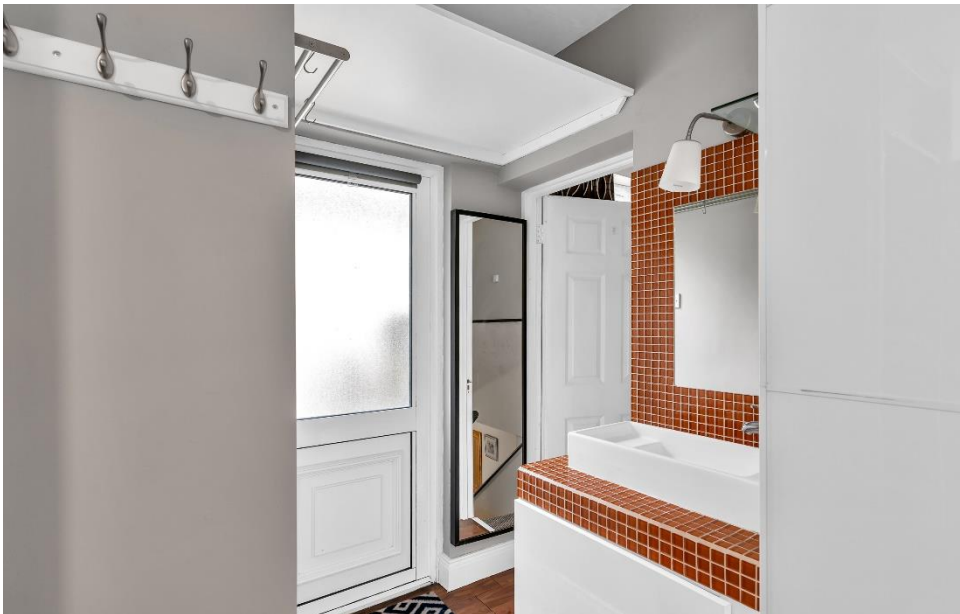
A detached three-bedroom apartment provides generous accommodation with independent access, including its own living, kitchen, and bathroom areas — ideal for extended family or as a standalone rental unit.

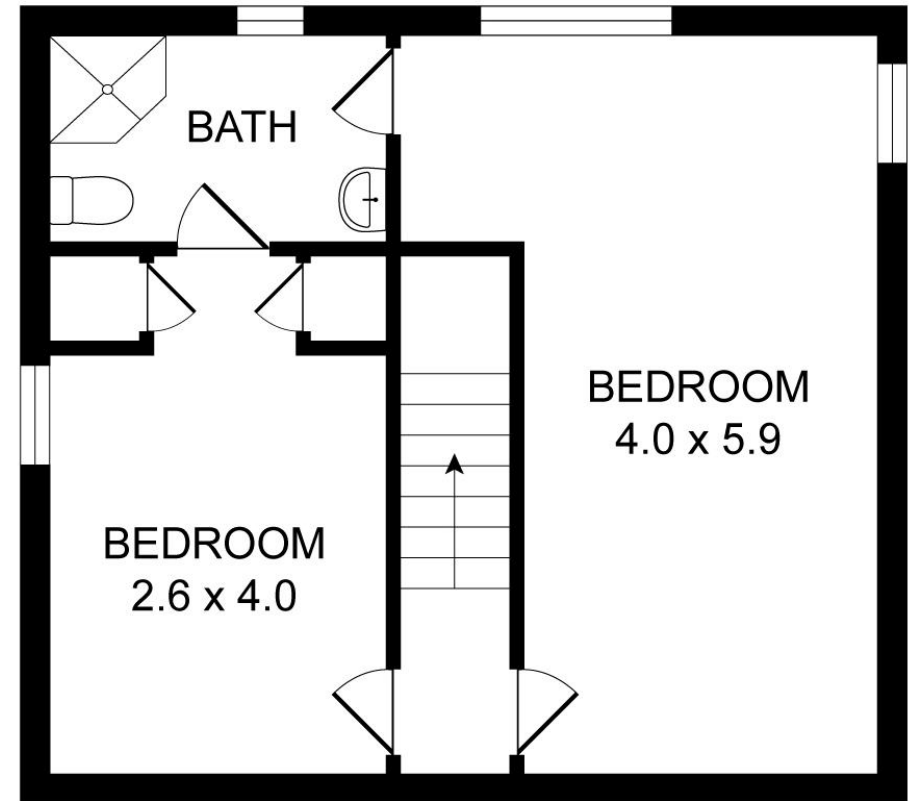
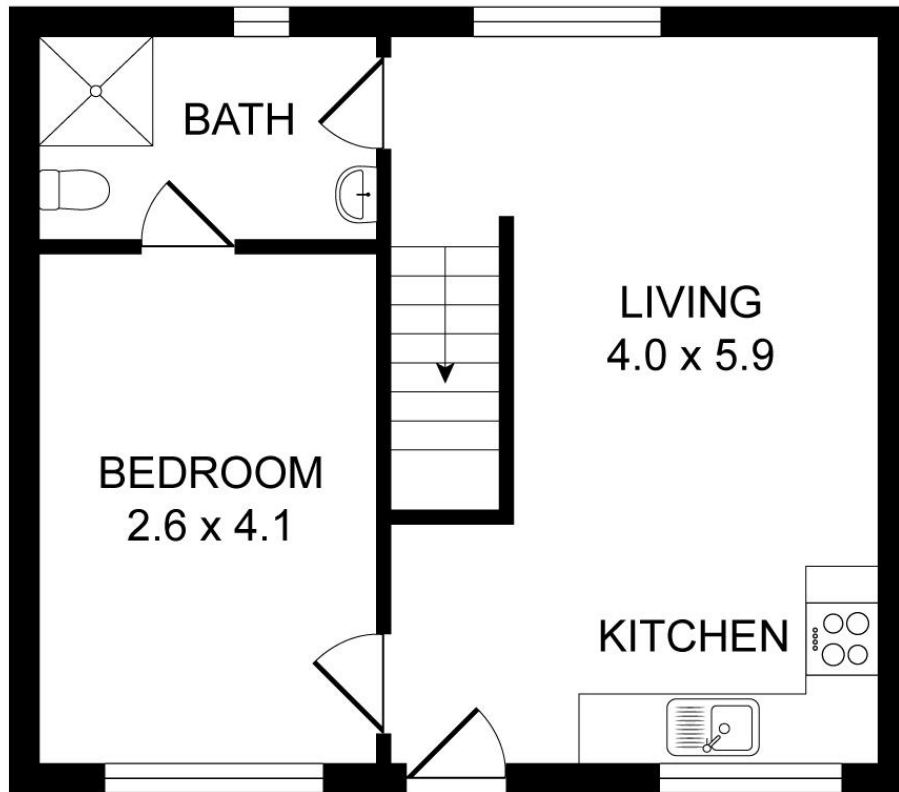






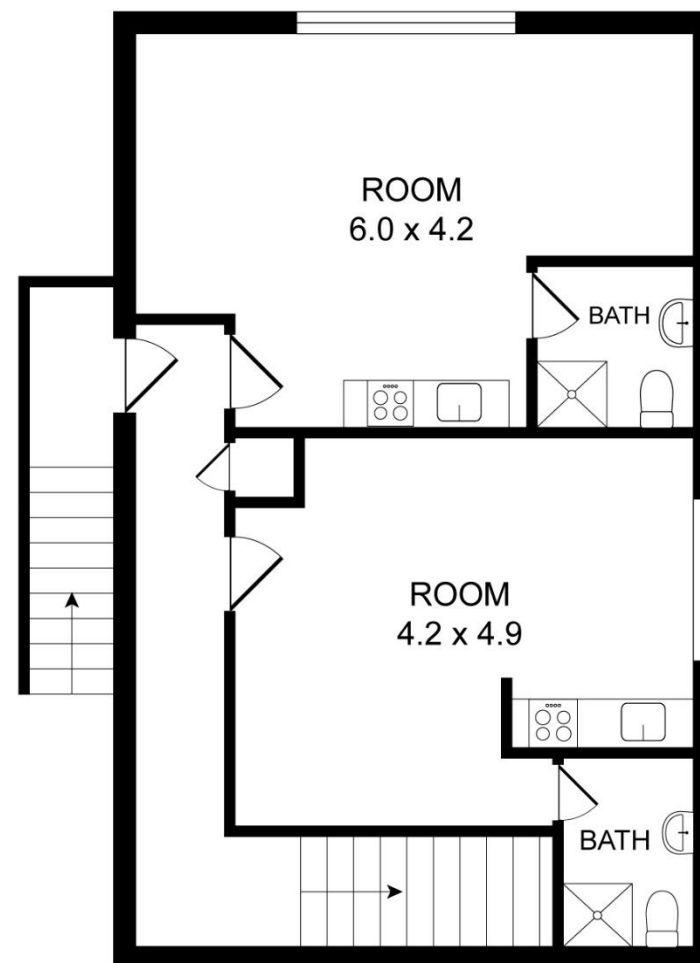
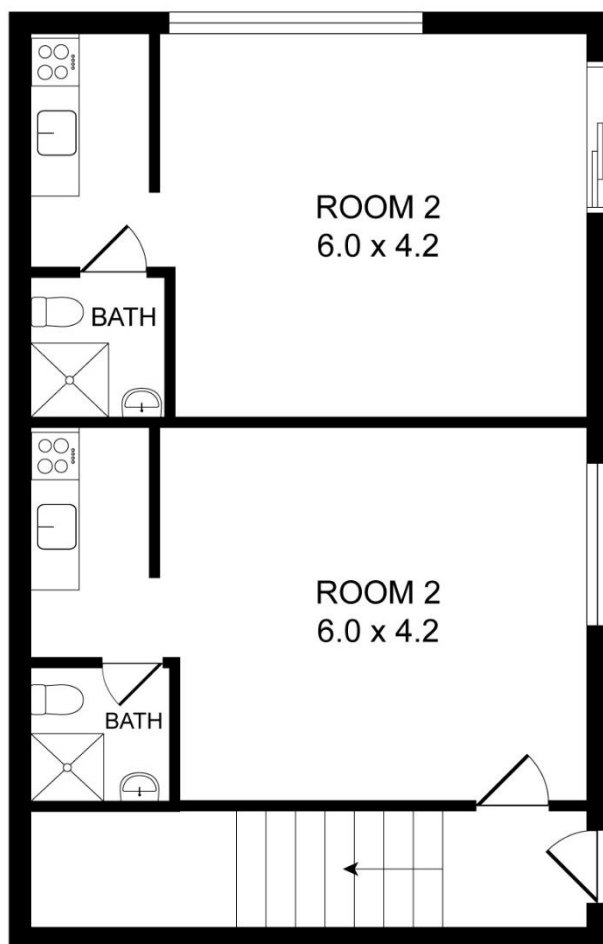




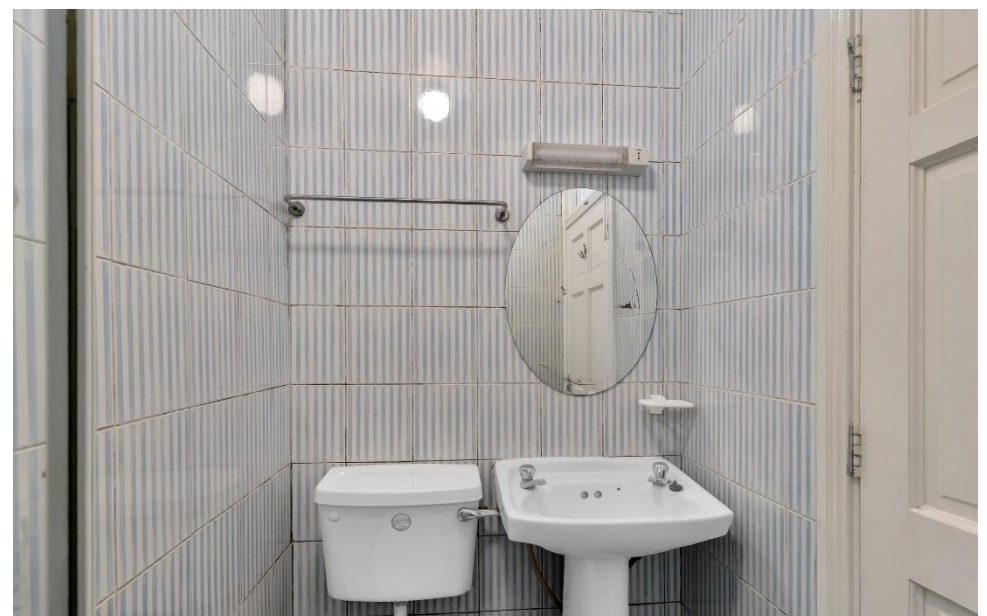






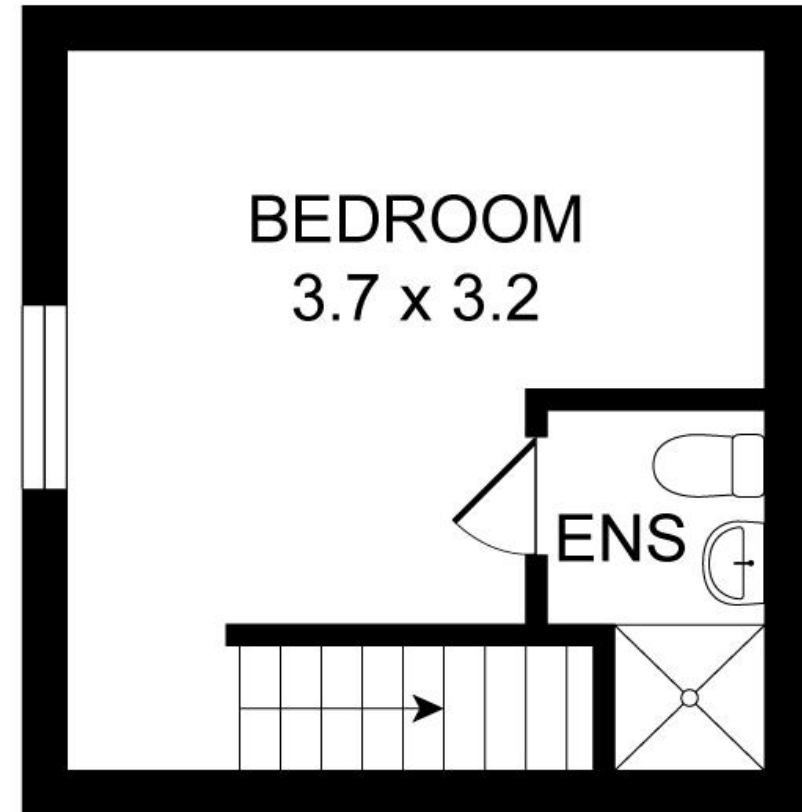
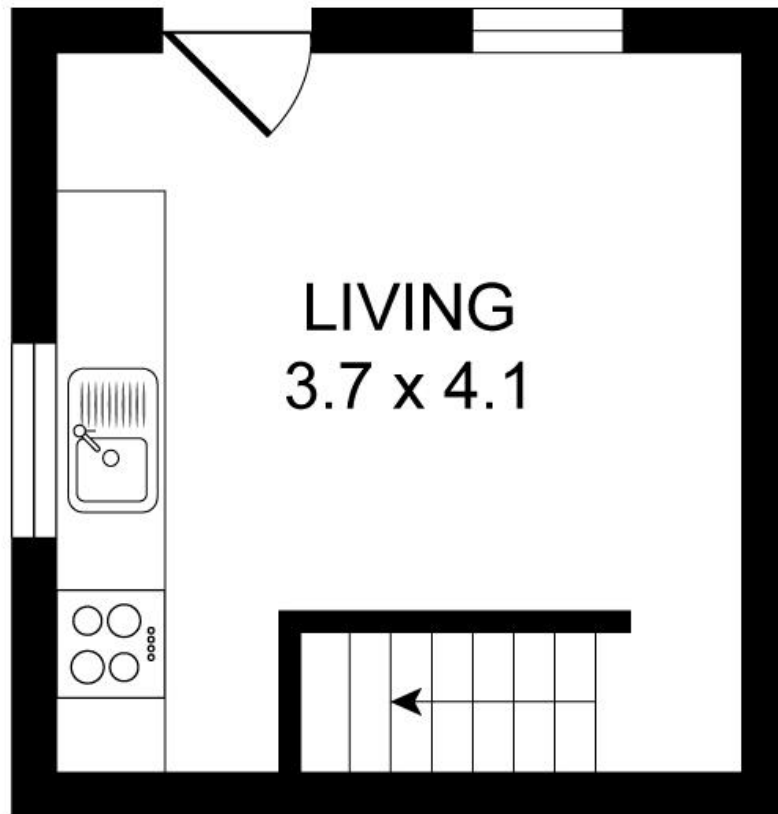














FOR SALE VIA PUBLIC AUCTION

GUIDE PRICE:

€799,000

BER:



to



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