



18 Thorncliffe Park, Rathgar, Dublin 14, D14DH28

Beirne  
& Wise





## 18 Thorncliffe Park, Rathgar, Dublin 14, D14DH28

For Sale By Private Treaty

This is an appealing semi-detached residence of 192 sq. (2,067sq. ft.) approx. (including garage) superbly located in this most prestigious of residential enclaves just off Orwell Road in Rathgar, just 4 miles from St. Stephen's Green. Built in 1937, this double fronted, four bedroom residence retains much of the charm and character associated with homes of this era and has a wonderfully aspect to the rear overlooking the grounds of Milltown Golf Course.

A stroll around Thorncliffe Park will confirm the confidence in the area with a superb range of high-end refurbishment projects been carried out in recent times. There is huge potential to convert /extend over the garage and indeed expand into the large rear garden if so required (subject to Planning Permission). The accommodation is bright and well-proportioned with a lovely aspect and has all the attributes of a good family home. There are wonderful mature views from every window in the house. Prospective purchasers will clearly see the potential to enhance and extend to make this a truly modern family home.

The location needs little introduction within minutes of Rathgar village, with its specialist boutique style shops and restaurants, with all the amenities of Churchtown and Dundrum nearby. There is a selection of Dublin's premier primary and secondary schools close by; Ardtuna, Rathgar Primary, Kildare Place, The High School, Alexandra and Gonzaga Colleges to mention a few. Leisure facilities abound with Milltown Golf Club practically across the road, within walking distance of Dartry Park, and Bushy Park via the Dodder Linear Park. The LUAS stop at Windy Arbour is just a stroll and provides speedy access to St. Stephen's Green and beyond, with a bus stop around the corner also.

### Special Features

- 192 sq. m. (2,067 sq. ft.) approx. including integral garage.
- Rear garden overlooking Milltown Golf course.
- Within an easy walk of the LUAS at Windy Arbour.
- Prestigious, sought after location.
- Tremendous potential to extend (subject to P. P.)
- GFCH/ Alarm.

### View

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









## Accommodation

### PORCH

Open porch with glazed side panels and tiled floor.

### HALL

Warm and inviting with in-situ coved ceiling and access to all rooms.

### STUDY

3.49m x 2.40m

Overlooking the front garden with coved ceiling and open shelving - a multi-purpose room.

### GUEST WC

With w.c., w.h.b. and tiled flooring.

### DINING ROOM

4.56m x 3.63m

Overlooking the front garden, this is a bright and spacious room with coved ceiling and double Georgian style doors interconnect to;

### LIVING ROOM

4.26m x 4.22m

This is a generous reception room to the rear with coved ceiling with a feature marble fireplace and access via sliding door to;

### CONSERVATORY

3.76m x 2.95m

Taking in the full vista of the delightful rear garden, this multi-purpose space is double glazed with timber flooring. French doors lead to garden.

### BREAKFAST ROOM

3.79m x 3.17m

Spacious and bright with ample room for everyday dining and access to;

### KITCHEN

4.30m x 2.39m

Overlooking the rear garden, it is fitted with an array of floor and wall mounted units with tiled splash back with built in double oven, electric hob and is plumbed for a dishwasher, door to;

### UTILITY ROOM

2.40m x 2.10m

Plumbed for washing machine and access to covered side passage way and;

### GARAGE

5.96m x 2.84m

With up and over door with two windows - with potential to convert (subject to P. P.)



## FIRST FLOOR

### LANDING

Spacious landing with side window and access to Hot Press and Attic space.

### BEDROOM ONE

4.26m x 3.68m

This is a spacious double room overlooking the rear garden with built in wardrobes.

### BEDROOM TWO

4.56m x 3.68m

Also a very spacious double room overlooking the front garden with built-in wardrobes.

### BEDROOM THREE

4.41m x 2.58m

Another double sized bedroom overlooking the front garden with built-in wardrobes.

### BEDROOM FOUR

3.16m x 2.48m

A generous single room overlooking rear garden.

### BATHROOM

Fully tiled with suite comprising; w.h.b. bath and separate shower unit. There is a separate w.c.

### GARDENS

The walled and gated front garden offers off street parking with a generous lawn area with a selection of deciduous and evergreen shrubs around the perimeter offering year round interest. The covered side entrance leads to the secluded rear garden 22m long x 11.50m wide approx. The garden is mainly in lawn - perfect for children's play with an abundance of mature shrubs and flowering plants with the beautiful every changing leafy back drop of the grounds of Milltown Golf course. There is a purpose built block shed and patios at both ends of the garden.

### BER

BER Number: 115370678

BER Output: 355.79 kWh/m2/yr.















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Beirne  
& Wise

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)