

ALLEN  
& JACOBS



For Sale  
by Private Treaty

6 Ely Square, Rathfarnham, Dublin 14,  
D14 Y407

BER A3



# 6 Ely Square, Rathfarnham, Dublin 14, D14 Y407

Allen & Jacobs is delighted to present this extremely attractive semi-detached family home nestling in this exclusive development. No.6 is bright & airy, completed to a high standard and is presented in turnkey condition. Benefiting from spacious well-proportioned accommodation c.173sqm/1,862sqft, two designated car parking spaces & a c.10m low maintenance rear garden.

Ely Square is a modern and prestigious A-rated development nestled in the leafy suburb of Rathfarnham. These well-located homes combine the best of modern day living and offers superb style, warmth and luxury. A firm favourite with families looking to buy in an area of convenience. This is a distinctive development of luxury homes set on the grounds that once formed part of the Loreto Abbey Rathfarnham. Situated on the foothills of the Dublin mountains close to Rathfarnham village and developed by renowned builders M&N O'Grady Developments.

Located close to host of local amenities including Nutgrove Shopping Centre with its great selection of shops, restaurants, and cafés, only minutes away and within easy reach of Dundrum Town Centre. There are a number of highly recognised schools in the vicinity including Loreto Beaufort, Gaelscoil na Fuinseoige, St Mary's BNS, Rathfarnham Educate Together, Ballinteer Educate Together and St Attracta's N.S, in addition to multiple childcare facilities. Transport links are excellent with numerous Dublin Bus routes operating from the adjacent Quality Bus Corridor. Recreational facilities are also abundant with Marlay Park and Rathfarnham Castle a short distance away and numerous golf clubs also in the area including the Castle and Milltown Golf Clubs.

Accommodation briefly comprises; hall, living room, kitchen/dining room/family room, guest wc and utility room. Upstairs are 4 bedrooms (master en suite), main bathroom with study area & an attic room.

## At a Glance

- ◆ Semi-detached family home
- ◆ High energy efficiency (BER A3)
- ◆ Presented in immaculate condition throughout
- ◆ Spacious & light filled accommodation c.173sqm/1,862sqft
- ◆ Lovely low maintenance landscaped rear garden c.10m
- ◆ Bedroom 4 plumbed for en-suite
- ◆ Designated off street parking for 2 cars
- ◆ Visitor parking
- ◆ Feature breakfast island
- ◆ Custom-designed light grey integrated Shaker style kitchens
- ◆ Utility room
- ◆ Quartz countertops in kitchen
- ◆ Heated towel rails in bathrooms
- ◆ High quality wardrobes in bedrooms
- ◆ Low maintenance brick & render finish
- ◆ Reconstituted granite finish to sills
- ◆ A-Rated gas condensing boiler
- ◆ Photovoltaic solar panels on roof
- ◆ Dimplex electric fire in living room
- ◆ Double glazed windows
- ◆ Side entrance
- ◆ Alarm
- ◆ Close to all amenities
- ◆ Good transport links/ Easy reach to M50



## Accommodation

- ◆ Hall: 6.8m x 2.1m
- ◆ Guest toilet: 1.7m x 1.5m
- ◆ Living room: 4.3m x 4m
- ◆ Kitchen/Dining/Family room: 6.3m x 5.5m
- ◆ Utility: 2.8m x 1.6m

### 1st Floor

- ◆ Bedroom 1 (front): 5.5m x 4.4m
- ◆ En suite: 2.4m x 1.7m
- ◆ Bedroom 2 (rear): 3.7m x 2.8m
- ◆ Bedroom 3 (rear): 3.7m x 2.5m
- ◆ Bathroom: 2.4m x 1.7m

### 2nd Floor

- ◆ Bedroom 4: 5.5m x 5m
- ◆ Attic room: 5.5m x 4m (max. into eaves)

## Outside

To the front is designated parking for two cars & visitor parking. To the rear is a lovely landscaped low maintenance garden c.10m with pergola, planted areas with a variety of shrubs, various seating areas & side entrance.



### Negotiator

Gary Jacobs MSCSI MRICS

### Viewings

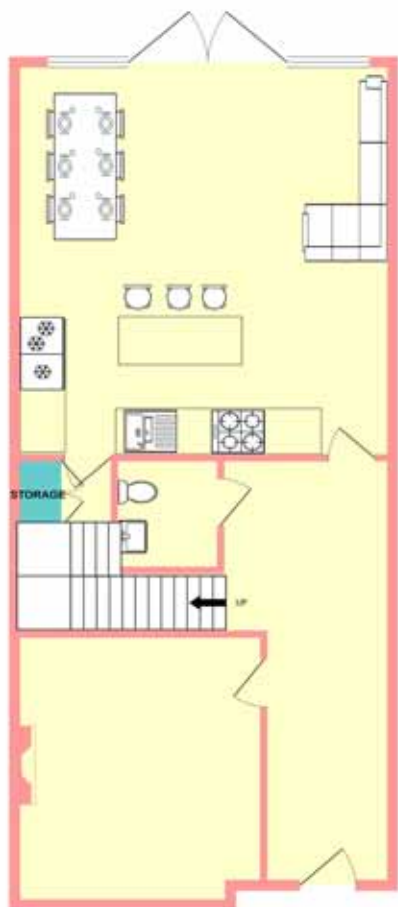
Strictly by prior appointment  
only with sole agents

### Allen & Jacobs (Southside Office)

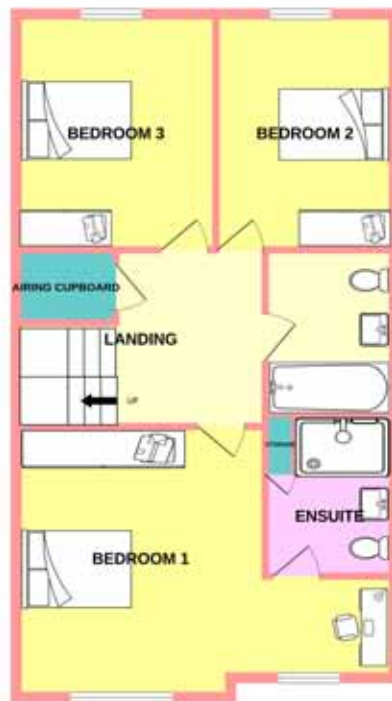
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Ground Floor



1st Floor



2nd Floor



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