



CHARTER, 13 BUTTERFIELD AVENUE

Dublin 14, D14X432



exclusive affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHARTER, 13 BUTTERFIELD AVENUE, DUBLIN 14, D14X432



SHERRY FITZGERALD ARE DELIGHTED TO PRESENT "CHARTER" BUTTERFIELD AVENUE - A DETACHED, 1930'S PROPERTY THAT HAS UNDERGONE A COMPLETE REFURBISHMENT, EXTENDING TO 1,880 SQ FT (2,120 SQ FT APPROX. INCLUDING THE 240 SQ FT APPROX. IN ATTIC CONVERSION) AND IS PRESENTED IN TURNKEY CONDITION WITH NO EXPENSE SPARED. THE RESULT IS A WONDERFUL, ENERGY EFFICIENT HOME WITH SPACIOUS LIGHT FILLED ACCOMMODATION FINISHED TO AN EXCEPTIONAL STANDARD.

197 sq m / 2120 sq ft (approx.)

For Sale by Private Treaty

BER B2 | BER no.: 111248480 | EPI: 117.45 kWh/m²/yr

SPECIAL FEATURES

- B2 Energy rating
- Detached 4 bedroom property, extending to 1,880 sq ft (2,120 sq ft approx. including the 240 sq ft approx. in attic conversion)
- Contemporary design with a large bright modern extension to the rear of the house (adding over 600 sq ft approx. to the original accommodation)
- Full planning to further extend the existing property
- Original stained glass 1930's hall door
- Central heating system with underfloor heating downstairs, New gas boiler and ready for air to water if required
- High-speed fibre broadband ideal for working from home
- Security alarm & CCTV with smart phone function /notification
- Ample off-street parking to the front behind secure gates
- Pedestrian side access entrance that leads to the rear garden
- Large and extremely private 135ft long (approx.) rear garden that has been landscaped and benefits from a granite patio
- Direct access via steps to the Dodder river, providing spectacular river views
- Excellent location beside all amenities Including schools, churches, shopping, Dundrum Town Centre & the City Centre
- Quick and easy access to M50

DESCRIPTION

The ground floor comprises; a welcoming entrance hallway, main bathroom, 2 reception rooms, stunning and contemporary open plan living / kitchen / dining area, 4th bedroom / home office. Upstairs there are three further bedrooms (one ensuite) and a versatile attic conversion with eaves storage. Charter also comes to the market with the valuable provision

of having full planning permission to convert the property on both ground and first floor level.

A description of this exceptionally presented home would not be complete without mention of the fantastic gardens. To the front there is a gravelled driveway with off-street parking for several cars, as well as a pedestrian side entrance. To the rear there is an extremely private and landscaped garden with a large granite patio area and a garden shed. This garden is 135 ft (approx.) in length and extends all the way to the River Dodder, where there is direct access and spectacular views.

Butterfield Avenue has always been a popular address and with much justification. The area is surrounded by a wealth of local amenities to include well established local junior and senior school. There are extensive recreational amenities and sporting facilities nearby Bushy Park and the area is well serviced by transport links to include bus routes and the M50. All your shopping needs will be catered for with excellent local facilities at Rathfarnham, Terenure and Templeogue, whilst the Dublin mountains, Dundrum Town Centre and the City Centre are all easily accessible.

Stylish design and attention to detail in a primary location make this a really special home. Early viewing is strongly recommended.

ACCOMMODATION

Reception Room 1 - 3.55m x 3.87m

Reception Room 2 - 5.24m x 3.57m

Living/Kitchen/Dining Room - 5.24m x 11.22

Bedroom 4 / Home Office - 3.47m x 2.54

Bedroom 1 - 3.56m x 3.84m

Bedroom 2 - 4.55m x 3.54m

Ensuite

Bedroom 3 - 2.35m x 1.90m

Attic Conversion - 4.38m x 3.08m

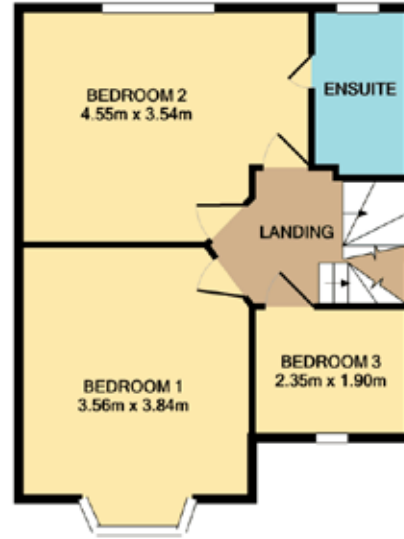




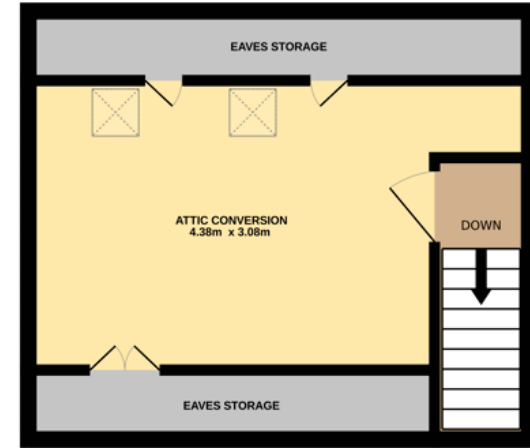




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



exclusive affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

SELLING AGENTS

Will Moore
Sherry FitzGerald
1 Ballyroan Road, Templeogue, Dublin 16

T: 01 495 1111
E: templeogue@sherryfitz.ie

sherryfitz.ie