



7 Orwell Gardens, Rathgar, Dublin 14, D14WF21

Beirne
& Wise



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For Sale By Private Treaty

7 Orwell Gardens is a smart mid terrace home, well positioned in this quiet cul-de-sac setting with a superb contemporary extension to the rear taking full advantage of it's much sought after west facing rear aspect. Built in the late 1930's and affectionately known as "Smokey Hollow" in years gone by, Orwell Gardens is a small leafy enclave in the valley of the river Dodder just off Orwell Road.

The accommodation is both bright and airy and has been upgraded with a considerable amount of imagination and flair. This tastefully presented home has been well extended to the rear offering generous living space with two inter-connecting reception rooms and an open plan Kitchen/Dining area. At first floor level there are two bedrooms (originally three bedrooms, which could be re-instated) and a well-appointed Shower Room.

The location needs little introduction, within minutes of Rathgar Village and all its associated amenities to include day to day shopping needs, bijou eateries, coffee shops and much more. Just a stone's throw from the Dodder Linear Park and within a stroll of both Orwell and Darty Park, there are lovely leisurely walks along the banks of the Dodder providing easy access to Milltown, Clonskeagh and beyond. The LUAS is within walking distance with a stop at Milltown and there is a regular bus service to the city centre not forgetting easy access to M50.



Special Features

- Secluded west facing garden
- Off-street parking
- Contemporary Kitchen / Dining Extension
- Quiet cul de sac setting adjacent to parklands
- GFCH and Phonewatch Alarm System
- Floor area 93.5 sq. m. (1,006 sq. ft.) approx.

View

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





Accommodation

HALL

Welcoming Hall with under stair storage and access to reception room and utility room

LIVING ROOM ONE

3.61m x 3.10m

To the front with a feature cast iron fireplace providing a focal point for this comfortable room, with coved ceiling and reclaimed timber flooring. Attractive double doors interconnect to;

LIVING ROOM TWO

3.61m x 3.18m

With matching cast iron fireplace with coved ceiling and reclaimed timber flooring. Open to;

KITCHEN/DINING ROOM

4.04m x 4.87m

This is a wonderful space with pitched ceiling with four skylights, French door with porthole window above. The reclaimed timber flooring is continued and modern fitted kitchen incorporates a built-in stainless steel oven and hob and extractor with an integrated under counter fridge and dishwasher. Open to;

UTILITY ROOM

With matching kitchen wall and floor mounted units incorporating under counter freezer, washing machine/dryer and hardwood flooring.

FIRST FLOOR

BEDROOM ONE/TWO

3.28m max dims x 6.37m

Extending the full depth of the house with dual aspect – this was originally two bedrooms and could be easily reinstated if required. There is original painted tongued and grooved timber flooring and a cast iron fireplace with open fire.

BEDROOM THREE

2.64m x 2.13m

A single room to the front.

SHOWER ROOM

With extensively tiled walls and floor, there is a large corner shower unit, w.c. and w.h.b. with window to the rear elevation and it has a heated towel rail.



GARDEN

The front garden has a gravelled driveway with cobble lock pathway and perimeter planter beds filled with a selection of shrubs and flowering plants. The easily maintained patio garden (5.5m square) to the rear and enjoys a glorious west facing aspect with a selection of specimen shrubs providing year round interest. There is also a storage shed to the side

BER

Number 110600798

Output 327.7 kWh/m²/yr

BER E1

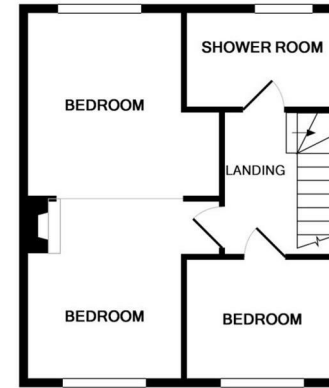




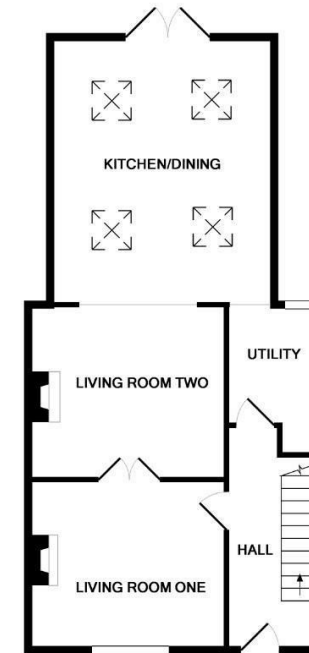




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1ST FLOOR



GROUND FLOOR

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