



49 Grange Manor Drive, Rathfarnham, Dublin 16

Beirne
& Wise

For Sale By Private Treaty

This is a most attractive detached contemporary home ideally located at the end of this very convenient cul-de-sac. It offers bright well-proportioned accommodation all finished and presented to a high standard. The generous grounds offer good off street parking to the front with a landscaped west facing rear garden and patio. It enjoys an excellent location.

The accommodation is bright and spacious throughout and comprises; Entrance Hall with access to the well-proportioned kitchen/breakfast room and main bathroom. In addition there is a large living room and two good size attic rooms with exposed beams and a guest wc at the top of the stairs. There is a large storage/utility closet in the hallway. The house itself is very well appointed with attractive contemporary finishes with a fully tiled bathroom, fully fitted kitchen and extensive hardwood flooring throughout. The attic area is very spacious with two large areas each with gable windows and also a guest wc. This is a unique property of immense charm and quality character.

The location is one of great convenience, within a stroll of excellent range of local shopping, schools, parks and the leisure and shopping facilities of the much acclaimed Dundrum Town Centre are just minutes away. A wide selection of leisure amenities are nearby, with leisurely walks close by in St. Enda's Park. There is an excellent selection of both junior and secondary schools as well easy access to the M50 motorway.

Special Features

- Excellent location in quiet cul-de-sac
- Secluded west suntrap rear garden and patio
- Phone Watch Alarm
- Off street parking with large front garden
- EFCH
- Floor area 76.2 sq. m. (820 sq. ft.) approx.

Accommodation

ENTRANCE HALL

With hardwood flooring and access to bathroom and kitchen/breakfast room with a large storage/utility closet which is plumbed for a washing machine.

KITCHEN/BREAKFAST ROOM

4.96m x 2.29m (16'3" x 7'6")

This is fully fitted with a range of Shaker style wall and floor units, it is plumbed for dishwasher with a sink unit, tiled splashback and has a fully tiled floor. It has a generous dining area and has access to the under stairs storage and door to the living room. There is recessed lighting and it overlooks the front garden and driveway. Also included is an electric oven, hob and extractor fan.

LIVING ROOM

4.41m x 3.82m (14'5" x 12'6")

A large room extending the full width of the house with full glass patio doors giving access to the rear garden and patio area. It has hardwood flooring with recessed lighting and there is a feature false fireplace as a focal point to the room.





ATTIC AREA ONE

4.89m x 4.41m max I shaped (16'0" x 14'5" max I shaped)

This is a generous floor area with exposed timber beams and it has a picture window to the front elevation.

ATTIC AREA TWO

4.41m x 2.84m (14'5" x 9'3")

This is also a generous floor area with exposed timber beams and it has a picture window overlooking the rear garden.



Garden

To the front there is off-street parking with cobble lock driveway and a lawned area also with mature border planting and shrubbery. To the rear is the real jewel, a sun trap west facing landscaped rear garden with sunken patio area. It is fully walled with a lawn and there is a side gate. It is ideal for al fresco dining and has colour year round.



View

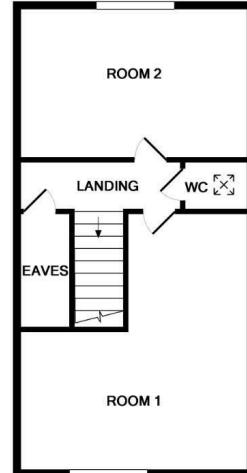
By appointment with Beirne & Wise t: 01 296 2444

BER

BER D2

Number 108153255

Output 293.51 kWh/m²/yr



GROUND FLOOR

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