



4 Brighton Green, Rathgar, Dublin 6 D06Y3E7

Beirne
& Wise



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For Sale By Private Treaty

This is a most impressive end terrace home on a corner site with the added benefit of space to the side giving a wide side access and shed storage space. It has lovely private outlooks both front and rear. This beautiful home has been comfortably extended and now provides an additional space in the clever attic area room with a shower room en-suite. It boasts bright and well-proportioned accommodation over three levels (with further room for extension) and includes hall, kitchen/breakfast room, living room, two bedrooms, a contemporary shower room and an attic space complete with shower room.

The light moves beautifully around this house and it has a sun trap west backing garden complete with decked area and a wide side access allowing for a shed and great outside storage. There is a drive with off street parking to the front and ample visitor parking. Brighton Green is an exceptionally well located residential enclave off Brighton Square.

Located on the city side of Rathgar and Terenure Villages in a quiet residential location. It is approximately 4 km from the City Centre, and it enjoys an enviable position close to Terenure, Rathgar and Harold's Cross with all of their associated amenities, and most importantly within a stroll of bus routes 15, 16, 17, 18, 49, 65 and 83. There is a comprehensive selection of well-established primary and secondary schools nearby. There are a range of sporting and leisure facilities at hand; Rathgar Tennis & Bowling Club, Bushy Park, Terenure Sports Club and several golf clubs (incl. Castle GC, Milltown GC and Grange GC) in the surrounding areas. A choice of eateries are within walking distance including Green Man Wines and Mayfield Deli & Eatery.



Special Features

- Corner site with private open outlooks
- Excellent location within walking distance of a host of amenities
- Floor Area: 89 sq. m (958 sq. ft.), approx. including attic
- Wide side access
- Secluded west backing rear garden
- GFCH--New A-rated condensing Worcester Greenstar 21i gas boiler

View

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





Accommodation

HALL

Bright and spacious with under stairs storage and access to the main rooms.

KITCHEN/DINING

5.1m x 2.51m into Bay

This lovely bright room has a bay window to the front and features extensive wall and floor mounted units with a sink, tiled splashback with under counter lighting. It is plumbed for washing machine and drier and has recessed lighting and there is wooden flooring.

LIVING ROOM

4.31m x 3.42m

This lovely room is the width of the house and has a feature wooden fireplace with cast iron and tiled inset and a gas fire. There is recessed lighting, ceiling coving and a sliding patio door to the rear garden and deck area.

FIRST FLOOR

LANDING

A carpeted stairs leads to the landing and continues to the attic level also with mahogany balustrades.

BEDROOM ONE

4.31m x 4.23m (max.)

To the front with a bay window, this is the principal bedroom - generous in size with built in wardrobes and dual windows to the front.

BEDROOM TWO

3.51m x 2.67m

This is also a double room to the rear with built in wardrobe and the hot press is located here.

SHOWER ROOM

A recently remodelled room with fully tiled walls and floor in a mosaic style. There is a large shower cubicle with wc and whb with recessed lighting.

ATTIC SPACE

This is generous in size and has great natural light from two Velux windows, with wooden floors and good eaves storage.

EN-SUITE

This is bright with a shower, wc and whb with tiled floors and part tiled walls.

GARDEN

There are maintained gardens to the front with off street parking with ample visitor parking also. This house also benefits from a wide side access ideal for a shed and leads to the sun trap westerly backing rear garden which has been fully paved with border planting and large deck area with a wooden pergola over it ideal for outdoor dining.

MANAGEMENT COMPANY

Fisher Property Management --- Service Charge €950 per annum approx

BER

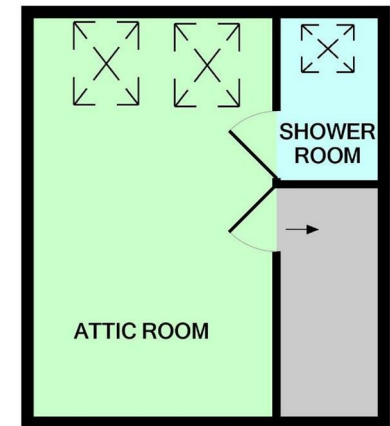
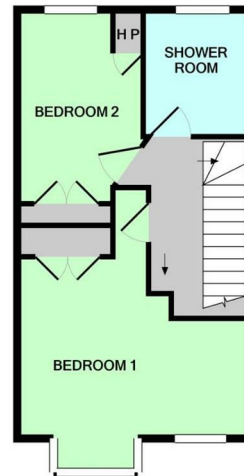
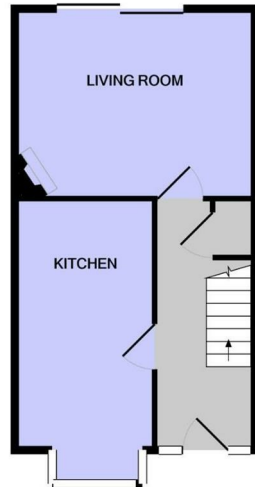
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Output 216.05 kWh/m2/yr









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