

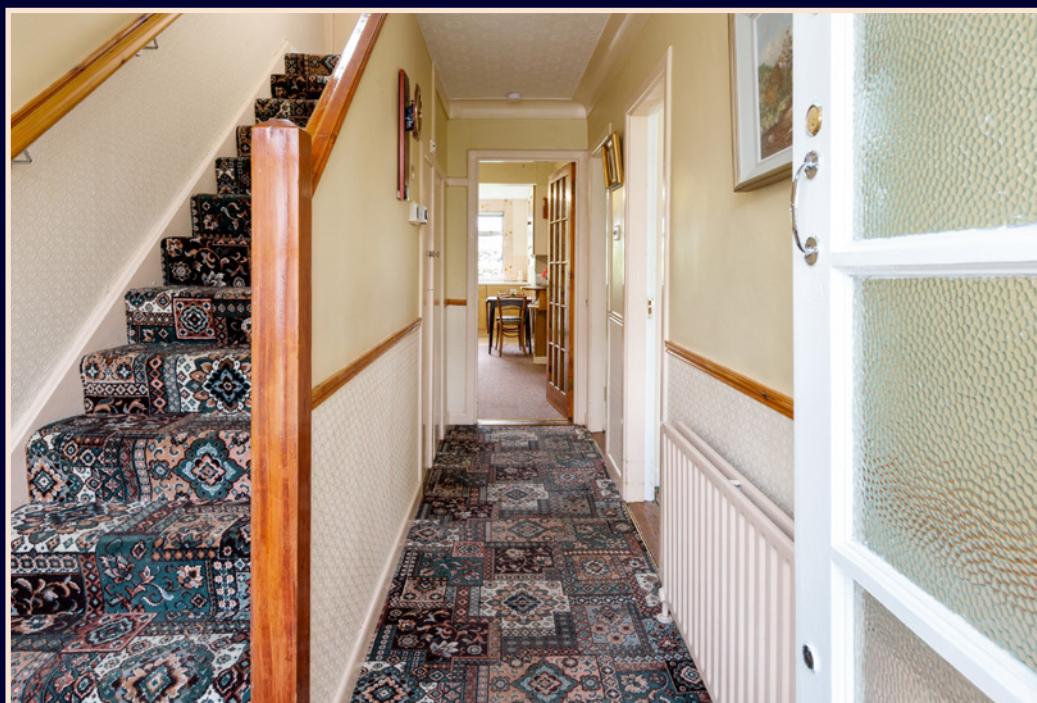


19 Grange Park, Rathfarnham, Dublin 14

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this superbly located three-bedroom semi-detached home. Situated in the heart of Rathfarnham, the property extends to a generous 104sq.m/1,119sq.ft excluding the attached garage of a further 12.4sq.m/133sq.ft which offers scope to further extend subject to planning permission. The property has been well maintained over the years but would benefit from updating throughout. There is a spacious and private rear garden and an attractive garden to the front with the benefit of off-street parking.

Upon entering the property, one is welcomed by a hall with staircase rising to the first floor. To the right is a light filled living room with feature fire surround. To the rear there is a generous dining room overlooking the rear garden. At the back the kitchen has been extended and offers the opportunity to create a fine kitchen/breakfast room with separate utility. Rising to the first floor one finds two generous double bedrooms and a single bedroom. There is also a shower room at this level completing the accommodation.

Outside to the rear a long rear garden contains several sheds one of which houses the oil tank. The garden is laid out in lawn with mature hedging surrounding. A garage is attached to the side of the house and offers scope to further extend subject to planning. To the front there is a mature garden laid out in lawn with a concrete drive, mature hedging and specimen planted beds.

Grange Park is located between Grange Road & Willbrook Road and is only minutes from Rathfarnham Village. This home is truly in a fantastic location with a host of amenities including a butcher, fishmongers, fruit and vegetable shop, newsagents, hair salon, and a dry cleaners all within short walking distance. There is also easy access to shopping at Ballinteer, Dundrum, Nutgrove, and Rathfarnham. There is a large selection of both primary and secondary schools in the area including Wesley College, Loreto Beaufort, Taney National School, St Attracta's, Our Lady's, Holy Cross, Scoil Naithi, and Notre Dame Girls School to name but a few. For nature lovers having the Dublin mountains on your doorstep is a real treat with walks at Three Rock, The Hellfire Club, Massy's Wood, Cruagh, and Tibbradden all just a short drive away. St Enda's and Marlay parks are also directly adjacent offering yet more opportunity to get out and about. The location is well serviced by public transport with the 16 and 16d offering easy access to the city centre and surrounding suburbs.

SPECIAL FEATURES

- » Three-bedroom semi-detached house
- » Extending to 104sq.m/1,119sq.ft (excluding garage)
- » Oil Fired Central Heating
- » Large Rear Garden
- » Off streetcar parking
- » Side garage
- » Garage ideal for single or two storey extension subject to Planning
- » Excellent potential to extend (subject to planning permission)
- » Short walking distance to a host of amenities located on Barton Drive
- » Adjacent to St Enda's and Marlay parks
- » Superb public transport links
- » Easy access to the M50 & road network
- » Good schools and childcare on your doorstep
- » Located at the gateway to the Dublin Mountains
- » Close to Churchtown, Dundrum, Terenure, Templeogue and Ballinteer





ACCOMMODATION

PORCH

1.86m x 0.62m (6'1" x 2'0")

Tiled floor, wooden shelving, glass shelving.

ENTRANCE HALL

4.69m x 2.00m (15'4" x 6'6")

Carpet, staircase to first floor, ceiling light, under stairs storage.

DRAWING ROOM

4.06m x 6.31m (13'3" x 20'8")

Carpet, ceiling light, curtain pole, feature tiled fire surround and hearth, t.v point.

DINING ROOM

3.92m x 3.63m (12'10" x 11'10")

Carpet, ceiling light, feature tiled fire surround and hearth, curtain rail.

UTILITY AREA

3.45m x 2.46m (11'3" x 8'0")

Part carpet, part lino, built in cupboards, Belling Classic free-standing cooker, ceiling light, door to covered side passage.

KITCHEN AREA

3.28m x 3.23m (10'9" x 10'7")

Part carpet/part tiled, built in floor units, stainless steel sink and draining board, freestanding range (not functioning), window blind, ceiling light.

COVERED SIDE PASSAGE

2.69m x 0.78m (8'9" x 2'6")

Carpet, wooden shelving.

GARAGE

2.31m x 5.36m (7'6" x 17'7")

Concrete floor, roller garage door, wooden shelving, and work counter. w.c (included in garage) towel rail, concrete floor.

FIRST FLOOR

LANDING

Carpet, hot press with insulated immersion tank, access to attic space, ceiling light, curtain rail.

BEDROOM 1

3.91m x 3.64m (12'9" x 11'11")

Carpet, ceiling light, built in wardrobe, curtain rail.

BEDROOM 2

4.12m x 3.3m (13'6" x 10'9")

Carpet, ceiling light, curtain pole, sink and Smith unit, window blind, old electric fire with tile surround.

BEDROOM 3

2.77m x 2.32m (9'1" x 7'7")

Carpet, window blind, built in wardrobe, sink with tiled splash back, light and glass shelf.

SHOWER ROOM

2.68m x 1.93m (8'9" x 6'3")

Glass and chrome corner shower enclosure, chrome shower mixer, pedestal sink, w.c, mirror, glass shelving, ceiling light.



REAR GARDEN

Circa 16m (52'5")

Laid out in lawn and bounded by block wall and mature hedging with old roses, concrete patio area, several large block-built sheds incorporating oil fired boiler, oil tank and storage.

FRONT GARDEN

Circa 9m (29'6")

Gated front garden laid out in lawn with specimen roses, concrete off street parking area and bounded by mature hedging and concrete walling. Roller garage door to garage.

BER DETAILS

Rating: F

BER No: 114284722

Energy Performance Rating: 389.14 kWh/m²/yr

VIEWING

Strictly by appointment through Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie



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