



44 Crannagh Park, Rathfarnham,  
Dublin 14.

 **HUNTERS**  
ESTATE AGENT

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BER D2



# For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this lovely four-bedroom family home in the heart of Rathfarnham. Extending to a generous 156sq.m/1,680 sq.ft (excluding attic space of a further 18sq.m/194sq.ft) this fine property is located on Crannagh Park one of the most sought after addresses in the area. The house has been well maintained over the years by the current owners and was extended to the rear to create a lovely additional kitchen/living space. Throughout there are generous proportions and a wonderful quality of light abounds. There is off street parking to the front and a lovely private south facing garden to the rear.

Upon entering the property, one is welcomed by a generous hall leading to all the principal rooms. To the left is a lovely dining room which opens through double doors to the living room. To the rear a family room giving additional living space opens through to the large L shaped kitchen/breakfast room overlooking the rear garden. The ground floor accommodation is completed by a utility room and shower room. Rising to the first floor one finds two generous double bedrooms both with large built-in wardrobes and two further single bedrooms also with the benefit of built-in wardrobes. A well-equipped family bathroom with bath completes the accommodation on this level.

Outside to the front the garden is laid out in an attractive combination of lawn and off-street parking with mature hedging and concrete walls. An up and over garage door leads to a large garage to the side of the house. To the rear a generous south facing garden extends to circa 23m/75ft and is laid out in lawn with sun terrace patio and wooden chalet style shed. The garden is filled with mature specimen planted beds and provides a wonderful and private retreat. To the side of the property a large garage provides an excellent area for storage or hobby use and connects to the house via the downstairs shower room. There is an up and over garage door to the front and access via a side passage to the rear garden.

Crannagh Park is a truly special setting close to both the lovely Rathfarnham Castle Park and Dodder Park. The property is located a short walk from both the villages of Terenure and Rathfarnham with a number of excellent eateries, butchers, pharmacies, barbers, supermarkets and the very lovely new Lotts & Co foodstore. Easy access to the M50 and road network allows for further shopping at Ballinteer, Dundrum, and Nutgrove. There is a great selection of schools in the area including The High School, Rathfarnham Parish National School, Ballyroan Boys, Scoil Naomh Pádraig, Colaiste Eanna, Sancta Maria College, Loreto Beaufort, Terenure, Templeogue, and St Columba's College 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, Massey's Wood, Cruagh, and Tibbradden all just a short drive away. Bushy Park and Marlay Park are also close by, offering yet more opportunity to get out and about.

## SPECIAL FEATURES

- » Four-bedroom semi-detached family home
- » Extending to a generous 156sq.m/1,680sq.ft
- » Further attic space of 18sq.m/194sq.ft in use as playroom
- » Garage of further 22.6sq.m/243sq.ft ideal for further conversion subject to planning
- » Lovely private 23m/75ft south facing rear garden
- » Off street parking
- » Extended to the rear
- » Gas fired central heating
- » Double Glazed windows
- » Walking distance to both Terenure and Rathfarnham villages
- » Mature and quiet road
- » Within walking distance of a range of excellent primary and secondary schools
- » Excellent parks nearby including Rathfarnham Castle, Dodder Park, Bushy Park, St. Enda's Park & Marlay Park
- » Excellent public transport links
- » Easy access to the M50, new bus connects routes and road network





# ACCOMMODATION

## ENTRANCE HALL

3.13m x 4.75m (10'3" x 15'7")

Carpet, staircase to first floor, 2 light fittings, door to under stair cloak room.

## DINING ROOM

3.99m x 3.39m (13'1" x 11'1")

Carpet, curtain rail, ceiling light, inter-connecting sliding doors to living room.

## LIVING ROOM

4.56m x 3.42m (14'11" x 11'2")

Carpet, ceiling light, curtain rail, 2 wall sconces, mahogany fire surround with marble insert and marble hearth, gas fire, sliding door to patio and garden.

## FAMILY ROOM

3.15m x 4.91m (10'4" x 16'1")

Inset solid fuel stove, timber and brick hearth, T.V point, built in cabinet, curtain pole.

## BREAKFAST AREA

3.07m x 2.89m (10'0" x 9'5")

Tiled floor, ceiling light, sliding door to patio and garden.

## KITCHEN

4.75m x 3.09m (15'7" x 10'1")

Tiled floor, tiled splash back, built in wooden wall and floor units, stainless steel double sink and draining board, Whirlpool microwave and double oven, Electrolux 4 ring gas hob, Nordmende semi-integrated dishwasher, recessed lighting, extractor fan.

## UTILITY ROOM

2.95m x 1.82m (9'8" x 5'11")

Tiled floor, ceiling light, built in floor units, stainless steel sink and draining board, plumbed for washing machine and dryer, Vokera gas boiler, pully maid hanging rack.

## SHOWER ROOM

2.29m x 2.4m (7'6" x 7'10")

Tiled floor, ceiling light, w.c, wall mounted sink, shower enclosure, shower mixer with rainfall shower head, access to attic space.

## LANDING

Carpet, ceiling light, door to hotpress with insulated immersion tank (shelved for storage), staircase to attic.

## BEDROOM 1

4.24m x 3.42m (13'10" x 11'2")

Carpet, ceiling light, curtain rail, large built-in wardrobe with vanity unit.

## BEDROOM 2

3.4m x 4.59m (11'1" x 15'0")

Carpet, ceiling light, curtain pole, large built-in wardrobes with desk and mirror, 2 wall mounted lights.

## BEDROOM 3

2.17m x 3.12m (7'1" x 10'2")

Carpet, ceiling light, curtain pole, built in wardrobe, wall mounted shelves.

## BEDROOM 4

3.14m x 2.14m (10'3" x 7'0")

Carpet, ceiling light, curtain rail, integrated wardrobe, wall mounted shelves.

## FAMILY BATHROOM

2.97m x 2.59m (9'8" x 8'5")

Tiled floor and walls, Triton T80z electric shower, ceiling light, medicine cabinet, bath, sink with vanity unit, mirror, w.c, towel rail.

## ATTIC SPACE

4.2m x 4.2m (max) (13'9" x 13'9")

Carpet, ceiling light, large Velux window.



### GARAGE

3.58m x 6.3m (11'8" x 20'8")

Concrete floor, ceiling light, sockets, fuse board, electricity and gas meter, insulated immersion tank, door to side passage, up and over garage door.

### REAR GARDEN

Set out in attractive combination of patio with raised bed and lawn, bounded by mature planted beds, wide passage leading to garage, washing line.

### LARGE SHED

4.8m x 2.9m (15'8" x 9'6")

Wired for power and lighting.

### FRONT GARDEN

9.75m x 10.3m (31'11" x 33'9")

Ample off-street parking for up to 3 cars, lawn, mature planted beds, mature hedging, bounded by concrete walling.

### BER DETAILS

Rating: D2

BER No: 111970513

Energy Performance Rating: 294.68 kWh/m<sup>2</sup>/yr

### VIEWING

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



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