



109 Nutgrove Avenue, Rathfarnham, Dublin 14 D14P840

Beirne
& Wise

For Sale By Private Treaty

No. 109 is a terraced residence with red brick façade, set on large gardens, in this mature residential location in Rathfarnham. The accommodation extends to 96sq.m approximately; it comprises of an entrance porch, hall, living room, family area, kitchen/dining room, and a bathroom downstairs. Upstairs there are two double bedrooms and a single bedroom. There is off street parking, and a large rear garden looking on the Castle Golf Club. This is a fine home requiring modernisation, in a great location.

The area is one of immense convenience, close to all the amenities of Rathfarnham, Churchtown, Nutgrove and Dundrum, including Nutgrove Shopping Centre, Nutgrove Retail Park, SuperValu in Churchtown, and the Dundrum Town Centre. There is a wide range of established junior and senior schools in the surrounding locations. It is within easy reach of the City Centre, and the M50 is very accessible. There are several direct bus routes to the City Centre, Dun Laoghaire and The Square Shopping centre, and Windy Arbour Luas Station is within easy access. There are numerous parks located close by; Loreto Park, Marley Park, Rathfarnham Castle Park, St Enda's Park and Bushy Park.

Special Features

- Accommodation: 96sq. m approx.
- Gas Fired Central Heating
- Off street parking
- Very large rear garden
- Potential to extend (SPP)
- Walking distance to bus routes and extensive shopping amenities



Accommodation

PORCH

With a window and sliding doors to the hall

HALL

With under stairs storage space

LIVING ROOM

3.32m x 3.31m

The living room overlooks the front garden, with a tiled fireplace and hearth

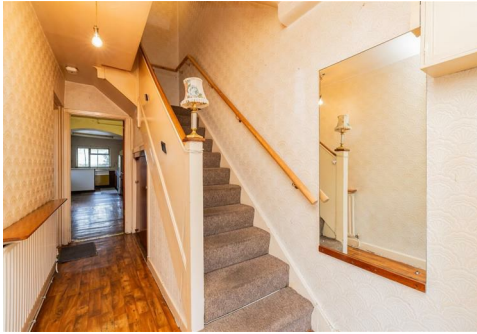
FAMILY AREA

2.81m x 2.36m

This space is ideal for a range of uses; study/office area, additional living space

BATHROOM

With w.c., w.h.b. and a bath. It is plumbed for a washing machine



KITCHEN/DINING ROOM

6.12m x 3.08m

Extended in the 1970's, the kitchen is fitted with a range of wall and floor cabinets, a stainless steel sink unit and drainer and a kitchen counter. The gas boiler is housed in the kitchen, and a door leads to the rear garden

UPSTAIRS

BEDROOM ONE

5.18m x 3.09m

A spacious double bedroom to the front aspect, with built in wardrobes and a closet

BEDROOM TWO

3.86m x 2.62m

A double bedroom overlooking the rear garden

BEDROOM THREE

2.82m x 2.40m

A single bedroom to the rear aspect

GARDENS

The gardens are a special feature of the property; the front garden is bounded by low rise walls with pedestrian access and a driveway providing off street parking. The rear garden is extensive, with a large lawn, and a selection of shrubs, trees and plants. There is a glass house, a garden shed and a paved path leads from the house down through the gardens

BER

Number: 117420315

Output: 335.35kWh/m2/yr.





1ST FLOOR



Beirne
& Wise

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