

**"Ashbury",  
Mount Venus Road, Rockbrook, Dublin 16.**





## "Ashbury", Mount Venus Road, Rockbrook, Dublin 16.

**For Sale by Private Treaty**

***Superb five bedroom family home situated on c. 0.40Ha / 1 Acre of private landscaped gardens, with panoramic views to Dublin city and surrounding countryside.***

### **Description**

Ganly Walters are delighted to present Ashbury, a wonderfully presented five bedroom family home, situated on c. 0.40Ha / 1 Acre of superbly landscaped gardens, rear lands with stables and panoramic views to Dublin City and the surrounding country side. Set beside the Rathfarnham Golf course, the property has been lovingly maintained by the present owners and combines bright, spacious and well balanced accommodation with a perfect flow throughout. Discreetly tucked away on Newtown Lane just off Mount Venus Road, this fine family home enjoys a country location while being minutes from the M50 and a host of amenities. The accommodation, which extends to 239sq.m (2573 sq.ft), briefly comprises a grand entrance hall with parquet floor, reception hall, spacious living room with a tri aspect affording maximum natural light with the many picture windows and double French doors which lead to the rear patio area and pergola. A beautiful country style kitchen with separate utility room is complete with feature cast iron fire and opens to a sunny breakfast room with vaulted ceilings providing a wonderful open plan room, with an abundance of light and space, with yet more wonderful views to the gardens. There are five double bedrooms (master with ensuite). Each bedroom comes with fitted wardrobes, wood flooring, recessed spot lighting and picture windows and a large family bathroom completes the accommodation. Ashbury's gardens have been beautifully landscaped by the current owners including a selection of cobble lock, paving slabbed and decked areas, utilising the perfect south westerly orientation to enjoy the moving sun and are surrounded by many choice specimens to complement the natural setting of peace and tranquillity. To the rear of the property lies a post and rail fenced grassing paddock with 5 solid concrete stables and tack room. To the front the property is entered by electric automated gates and sweeping drive leads to a large double garage while privacy is afforded by perimeter Leylandii in green and gold.

Situated in this prime area of South Dublin, Ashbury is located close to a host of amenities and excellent transport links including the M50 offering easy access to Dublin Airport and Sandyford Business Park. Ashbury is within a short drive of Marlay Park and St Enda's Park which have numerous recreational facilities. There are a total of eight Golf Courses and two renowned horse riding centres, The Rathfarnham Equestrian Centre and Kellystown Equestrian Centre located within a short drive.



Reception Room/ Living and Circulation Areas
  Kitchen
  Bathroom
  Bedrooms



Local schools include Rockbrook, Whitechurch National School and the prestigious St. Columba's College co-educational boarding school. Other schools in the vicinity include Wesley College, Loreto Grange Road, Loreto High School Beaufort and The High School in Rathgar.

There is an abundance of shopping nearby. Dundrum Town Centre is within a 10 minutes' drive with its multiplicity of shops including Marks and Spencer and Tesco, the multi-screen cinema and an array of restaurants and cafes. The Ballaly LUAS stop with park and ride service, has frequent trains to St. Stephen's Green and Cherrywood.

### Features

- Double Glazed Windows
- Wood floor
- Abundance of natural light
- Country style Kitchen
- Alarm System
- Oil Fired Central Heating
- Off Street Parking
- Well stocked Gardens on c. 1 Acre
- Stables
- Grassing Paddock

### Accommodation

Approx. 239 sq ft (2,573 sq m)

|                               |  |
|-------------------------------|--|
| <b>Entrance Hall</b>          | Dual Aspect * Recessed & Wall Lighting * Parquet Floor *   |
| <b>Reception Hallway</b>      | Recessed Lighting * Carpeted * Walk in hot press * Dado rail *   |
| <b>Living Room</b>            | Tri aspect * Carpeted * Fire place * Double French doors to garden *   |
| <b>Kitchen/Breakfast Room</b> | Shaker Kitchen with Extensive Wall & Floor Units* Stone tile floor *Cast Iron Open Fire * Vaulted Ceilings * |
| <b>Utility</b>                | Door to Garden *Additional Storage*Plumbed with Laundry units* Sink*   |
| <b>Living Room</b>            | Pendant Lighting * Carpet Flooring * Tri Aspect * Double French Doors to Garden*                             |
| <b>Master Bedroom</b>         | Double Bedroom*Dual Aspect * Walk in Wardrobe *Built in Wardrobes*Ensuite Shower Room *                      |
| <b>Bedroom 2</b>              | Double Bedroom*Built in Wardrobes * Laminate Wood Flooring *Picture Window*                                  |
| <b>Bedroom 3</b>              | Double Room * Built in Wardrobes * Carpeted Floors * Picture Window*   |
| <b>Bedroom 4</b>              | Double Bedroom * Built in Wardrobes * Laminate Wood Flooring *   |
| <b>Bedroom 5</b>              | Double Bedroom * Laminate Wood Flooring * Picture Window *   |
| <b>Bathroom</b>               | Wall & Floor Tiles * Recessed Mirror* Cast Iron Bath *WC * WHB * Recessed Lighting * Vanity Unit *           |



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#### Important Notice

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#### Directions

From Dublin City Centre proceed through Harold's Cross/ Terenure towards Rathfarnham. Turn right at the Yellow House Pub in Rathfarnham keep right at Tuning Fork Pub. Proceed to the first roundabout. Take 2nd exit onto R116. Continue past The Merry Ploughboy Pub, head south on Edmondstown Rd/R116 toward Tibbradden Rd/ R113 400 m Turn right onto Mount Venus Rd, after 1km take a right turn for Newton Lane and continue on this lane for approximately 1 km the property is on the right hand side after the bend.

#### Viewing

Strictly by Appointment

#### BER Rating

**BER D1**

BER No: 108645169

EPI: 228.16 kWh/m<sup>2</sup>/yr

