



10A KENILWORTH LANE EAST

Rathgar, Dublin 6 106A4E3



THE PROPERTY

Colliers International are delighted to bring 10A Kenilworth Lane East to the market. This is a rare opportunity to acquire an impressive semi-detached three-bedroom mews town house, built to exacting standards, superbly designed and finished with off street parking and an attractive south west facing garden. Set off Kenilworth Road, on Kenilworth Lane East, lies this truly wonderful newly built town house extending to 130 sq.m (1400 sq.ft) of luxurious accommodation and finished to exceptional specification. Completed by Kilpatch Ltd, No 10A Kenilworth Lane East, boasts bright spacious and well thought out accommodation coupled with the highest standard of build quality with a focus on highly efficient energy performing home and its modern contemporary internal layout. Added to the uniqueness of the property, is its location in the heart of Dublin 6, tucked away behind the terraced period houses on Kenilworth Road and within walking distance from Rathgar and Rathmines villages.

ACCOMMODATION

A major feature of No 10A is the natural light which exudes throughout the property. This has been achieved by design features such as the two very large terraces located on the top floor which maximises the privacy and orientation of the property. The simplicity of the internal layout creates versatile spaces which have been achieved by clever design, where reception areas, to include a large first floor sitting room, work together for both entertaining purposes and for everyday contemporary living. The superb modern custom designed SieMatic kitchen at entrance hall level, is fitted with top of the range Miele and Siemens appliances including Schott Ceran glass ceramic cooktop with a Bora Induction hob with built in extractor and the dining area which easily accommodates a table for 6 - 8 people. Extra seating is provided at the high-end counter top which differentiates between the kitchen and the dining area and which also includes a comfortable seating space. Large French doors lead to the designed landscaped garden with its raised flower beds, stone walls and granite paving.

The thoughtfully interior designed accommodation which comprises briefly of: entrance hall, downstairs bedroom with en-suite shower room, which





is also accessed from the hall and a large kitchen / dining area. The stairs lead to a bright first floor landing, a large living room with picture windows overlooking the garden, a large second bedroom with an en-suite shower room and a separate family shower room. The top floor accommodates a large master bedroom with its own private sun terrace and a full bathroom en-suite with a standalone shower and access to a second terrace and hot-press.

OUTSIDE

The rear south west facing garden is bounded by stone walls on 2 sides and which gives complete privacy. The rear garden is laid out with Granite paved patio area leading to synthetic grass lawn which is framed by raised stone feature planter boxes with flowers and shrubbery. The rear and front gardens benefits from outside wall lights. The property is approached via granite pillars and an attractive granite drive way.

The A2 BER Rating demonstrates the attention given to building a home which is built to modern day living standards. The underfloor heating is managed by an economic highly efficient Air to Water Heat Pump system, which heats the house by extracting energy from the outside air. This system typically costs up to 60% less than traditional fossil fuel systems coupled with having a very low carbon foot print.

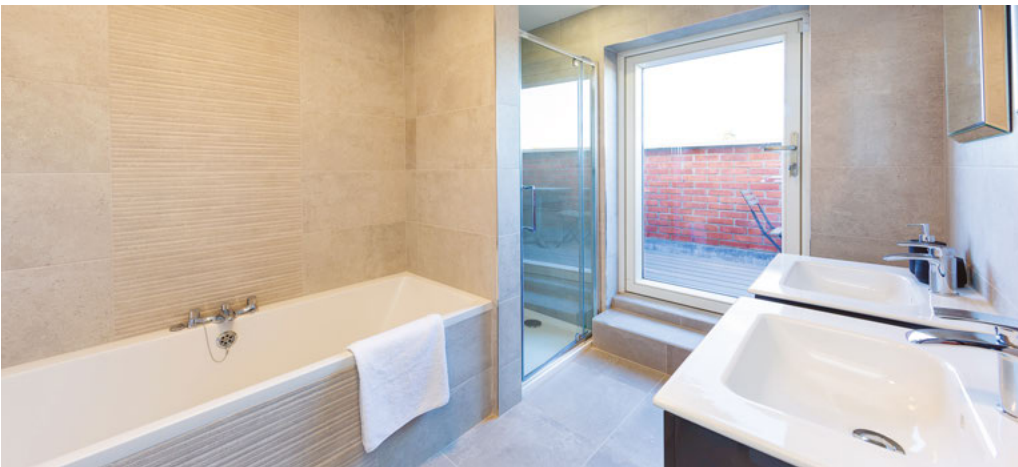
This lovely property would make an ideal home for anyone looking for a contemporary luxurious, energy efficient home located in the heart of Dublin 6.

SPECIAL FEATURES

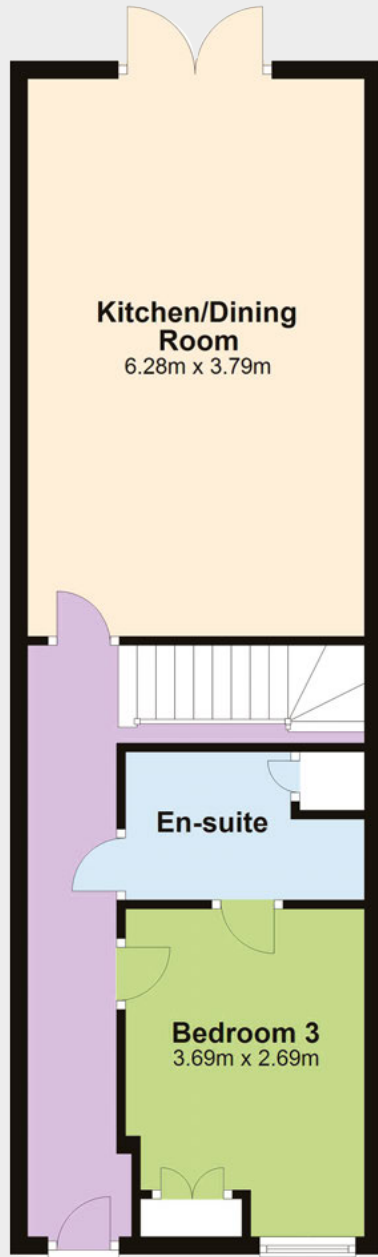
- Superb location
- Spacious three bedroom town house extending to 130 sq.m (1409 sq.ft)
- Full brick elevation
- Private off-street parking
- Granite paving to front and rear gardens
- Outside wall lighting to front and rear of the property
- SieMatic custom designed kitchen to include Miele Dishwasher, Miele Fridge Freezer, Siemens Washing Machine Miele double oven and Schott Ceran glass ceramic cooktop and Bora Induction hob with built in extractor
- Sonas white bathroom suites
- Extensive Porcelanosa premium wall and floor tiling
- Extensive range of wardrobes to all bedrooms
- Brushed oak engineered timber floor
- Outside terraces with full brick wall surround and decking
- Aluclad double glazed windows
- Intruder alarm system
- Trocal Membrane roof
- Under floor heating
- Electric air to water heat pump heating system
- South facing garden
- Properties covered by Global Home Warranty.
- Electricity is brought to entrance to drive for automation if required
- Outside tap to rear garden
- Outside double electrical socket



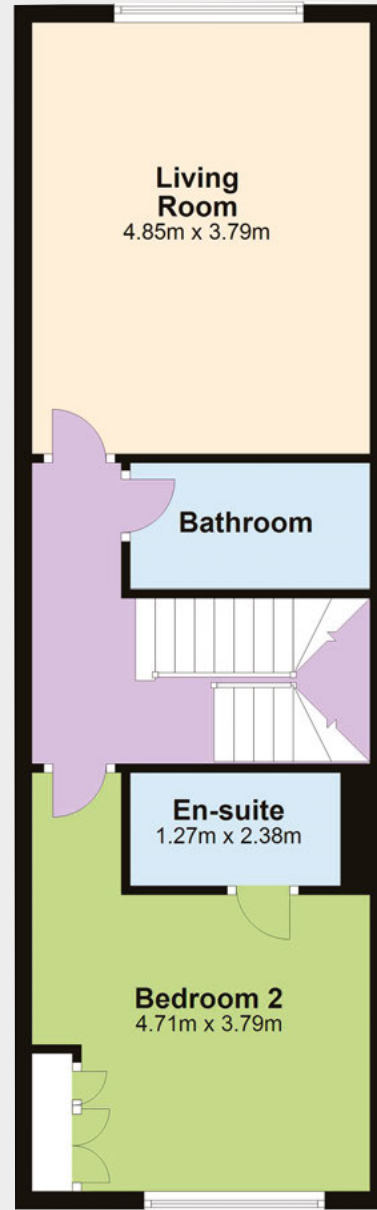




PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

VIEWING

Strictly by prior appointment with sole selling agent, Colliers International.

CONTACT



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(BER Certs available from agent on request)

