



NO. 9 THE GREENLANDS

CASTLESIDE DRIVE | RATHFARNHAM | CO. DUBLIN | D14 X5C3

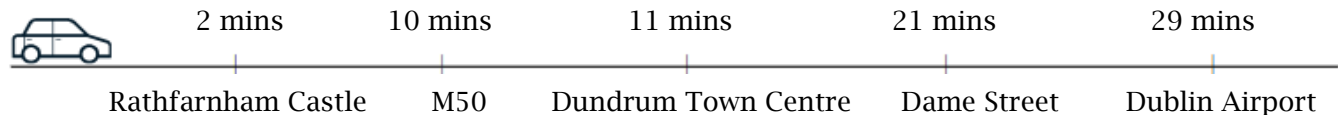
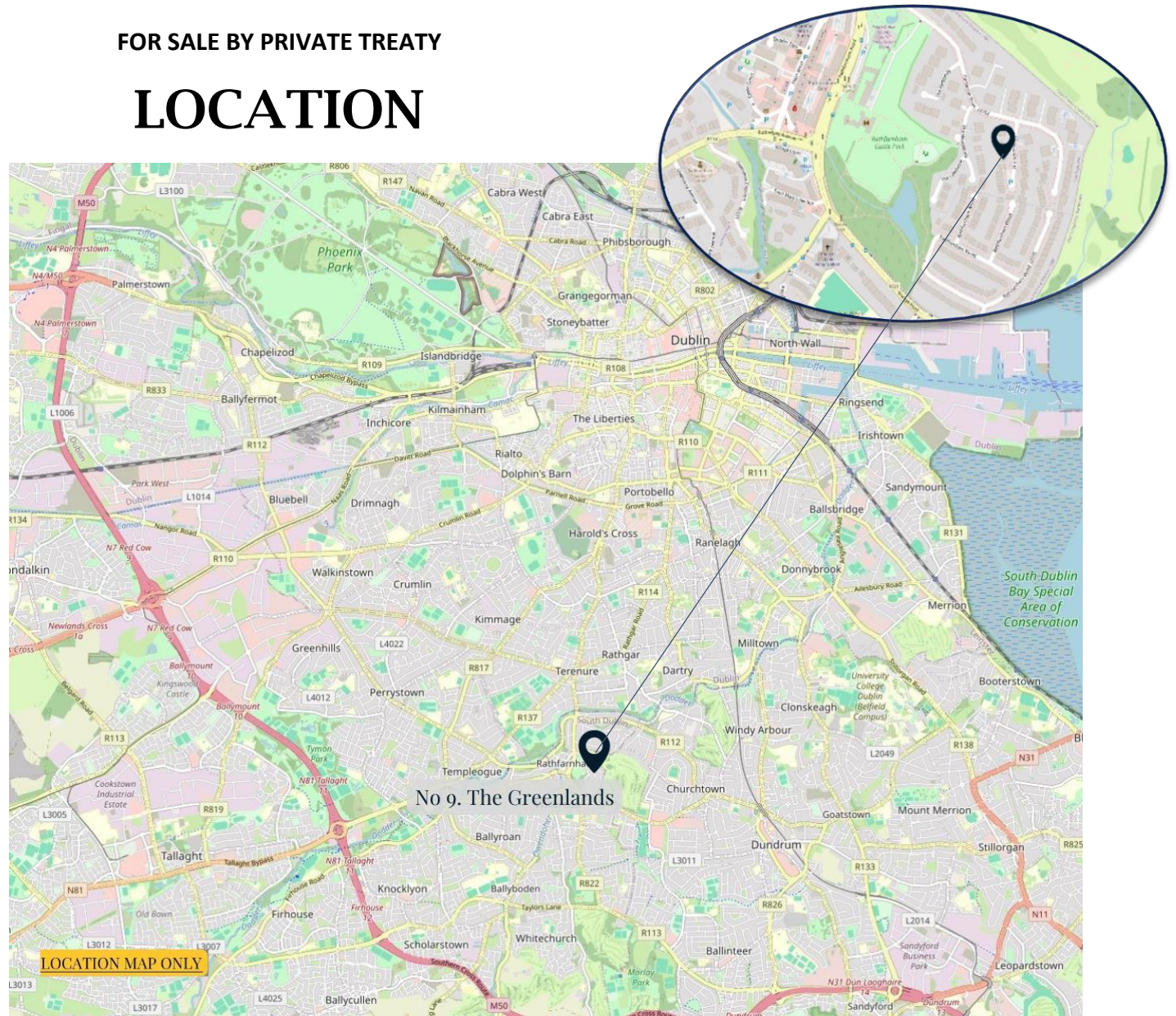
FOR SALE BY PRIVATE TREATY

LOCATION

Castleside Drive is a truly special setting beside the lovely Rathfarnham Castle Park and just across the road from the village, with several excellent eateries, a butcher, pharmacies, barbers, and a newsagent.

The property also has the benefit of being just a short walk from Rathfarnham & Terenure village, which is becoming a foodie destination. 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 Padraig, Coláiste Eanna, Sancta Maria College, Loreto high school Beaufort, Terenure College, Templeogue college, and St Columba's College to name but a few.

The UCD Campus at Belfield is also a short drive away and The Castle Golf Club. 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. The location is well serviced by public transport with the 15b, 15d, 16, 16a, 75, and 75a offering easy access to the city centre, surrounding suburbs





DESCRIPTION

J P & M Doyle are delighted to bring to the market this stunning redbrick detached five-bedroom family home. Built in approximately c.1983 and extending to a generous c.242.76 sq.mt/ 2,613 sq. ft over two floors. We understand the property was designed by renowned architects Delany, McVeigh and Pike (now O'Mahony Pike Architects); this development has an excellent pedigree. Castleside Drive is an exclusive tree lined Cul de sac set in the sought after Castleside development in the heart of Rathfarnham, which borders the Castle Golf Club and the Rathfarnham Castle Park.

Accommodation briefly comprises of Porch, Entrance Lobby with closet, large Central Hall, Guest cloakroom, Living Room / Dining Room, Study / Office. Toward the rear you will find the sizeable open plan Kitchen / Breakfast Room, Utility Room, upstairs Attic Storage Room off the first return, Landing, Hot-press Storage, generously sized five double Bedrooms, one with Ensuite & family Bathroom.

Outside front cobble lock driveway with ample parking, side access to cobble locked and paved garden with raised flower beds & Red brick shed.









ACCOMMODATION

GROUND FLOOR

Entrance Porch	2.71m x 0.86m	Features sliding door, tiled floor & intercom.
Lobby	2.7m x 1.9m	Features ceiling egg & dart coving & centre rose
Storage Closet	1.06m x 0.68m	
Hallway	5.4m (max) x 3.15m	Features ceiling egg & dart coving, centre rose & staircase.
Guest Cloakroom	1.91m x 0.91m	Features W.C, W.H.B tiled walls, ceiling egg & dart coving & centre rose.
Living / Dining Room	7.4m x 4.7m	Features open fireplace with teak surround and marble inset, double doors to hall, ceiling egg & dart coving & centre rose.
Study / Office	5.m x 3.4m.	Features sliding patio door, ceiling egg & dart coving & centre rose.
Kitchen	4m x 3m.	Features fitted oak floor and wall storage units, integrated fridge/ freezer, electric oven & hob, extractor fan, stainless steel sink, tiled splashback, ceiling egg & dart coving and centre rose.
Breakfast room	4m x 4m.	Features coal effect gas fireplace with timber surround, marble inset & hearth, ceiling egg & dart coving, centre rose, sliding patio door to garden.
Corridor	0.95m x 0.86m	
Utility room	2.54m x 2.73m	Features fitted storage units, stainless steel sink, tiled splash back, gas boiler, plumber for washing machine, ceiling egg & dart coving & centre rose, back door to side passage.



ACCOMMODATION

FIRST FLOOR

1st return

Attic storage room	4m x 1.62m & 1.45m x 1.2m	L-shaped.
Landing	3.92m x 2.40m	Features window lightwell.
Bedroom 1.	4.8m x 2.7m	Features fitted storage eave press
Corridor	2.24m x 1.2m	
Hot-Press Storage		
Bathroom	2.6m x 1.94m	Features W.C, W.H.B, bidet, bath/shower & tiled walls.
Bedroom 2.	3.7m x 3m	Features Fitted wardrobes
Bedroom 3 / Master	4.8m x 3.4m,	Features bay window 0.62m x 1.72m, fitted wardrobes.
Ensuite	3.4m x 1.65m	Features W.C, W.H.B , bidet, shower & tiled walls.
Bedroom 4.	4.2m x 3.4m	Features fitted wardrobes.
Bedroom 5.	4m x 2.7m	Features wardrobe & presses.



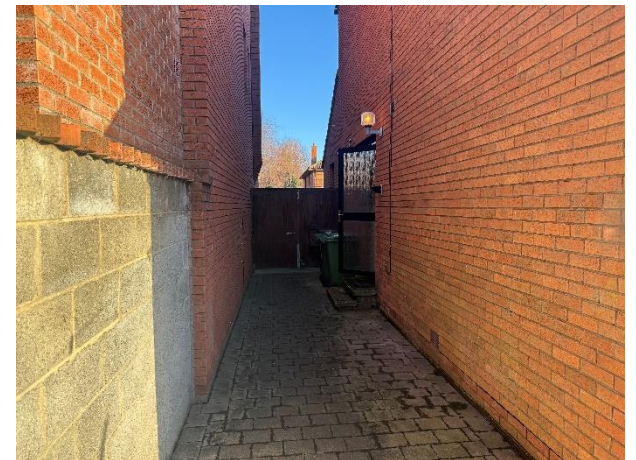




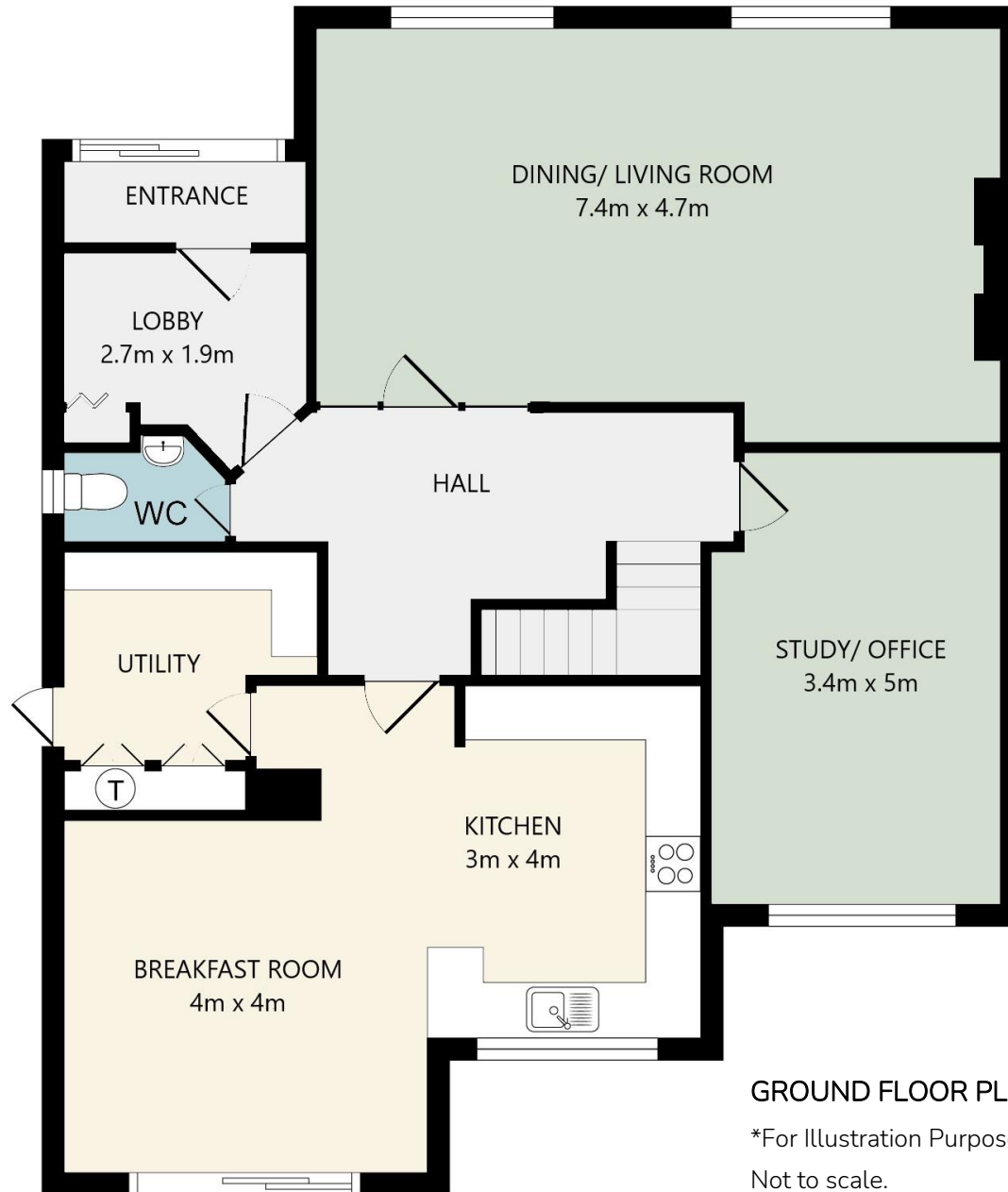


OUTSIDE

- Cobble lock drive with ample parking for three cars.
- Cobble lock side passage with wide side gates c. 2.25m wide.
- Rear walled southwest facing garden 13.05m x 12m, paved with raised brick flower bed.
- Red Brick Shed with tiled roof 3.36m x 2.55m



FLOORPLANS

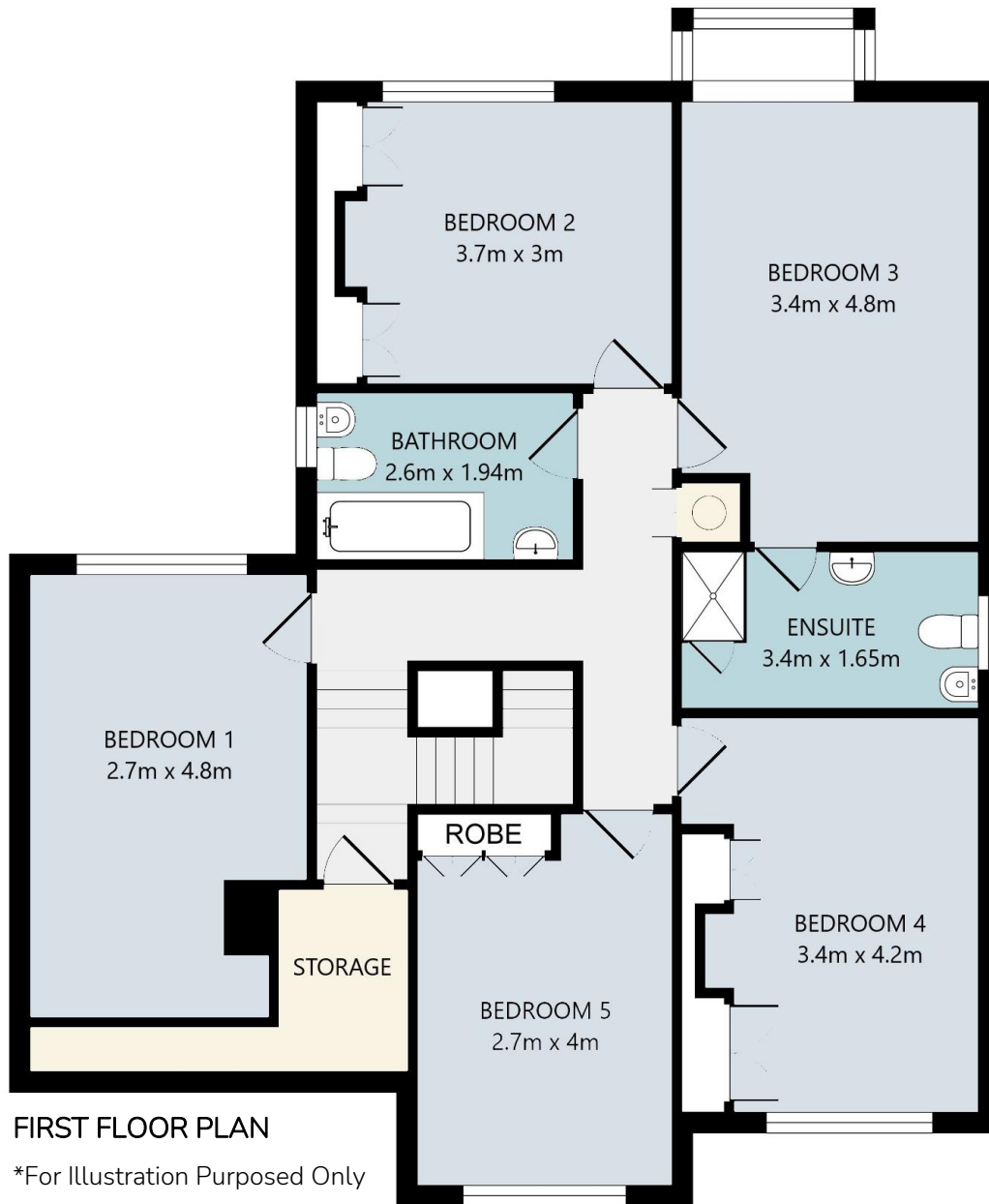


GROUND FLOOR PLAN

*For Illustration Purposed Only

Not to scale.

FLOORPLANS



FIRST FLOOR PLAN

*For Illustration Purposed Only

Not to scale.

VIEWING:

By Appointment Only

PRICE REGION:

€1.1 Million

BER: (100437888)



SELLING AGENT:

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