

# 7 OLD RATHMICHAEL

*Off Quarry Road, Rathmichael, Dublin 18*

**FOR SALE**



# 7 OLD RATHMICHAEL

Ideally positioned at the top of this desirable private cul-de-sac in one of South Dublin's most sought-after locations, No. 7 Old Rathmichael is a substantial detached family home situated on approximately four acres. With sweeping views across the surrounding countryside and out to sea, this exceptional residence offers a blend of privacy and space while also being within a 30-minute drive of Dublin City Centre.

Built by the present owners, this well-maintained home offers bright and spacious accommodation ideal for modern family living. The front door opens into a welcoming entrance porch leading into a dramatic double-height hall with gas fireplace.







## ACCOMMODATION

To the left is an elegant triple aspect drawing room and dining room with feature open fireplace, wonderful sea views and access to the garden. The heart of the home is a large kitchen / breakfast room that flows into a cosy family room with solid fuel burning stove, the kitchen with a range of floor and wall mounted timber units with granite worktops and garden access. These rooms are flooded with natural light thanks to the conservatory style windows to the rear. Adjacent to the family room is a playroom (or sixth bedroom), a large utility room with garden access, and a luxurious ground floor bedroom with sea views and a recently fitted Jack and Jill en-suite. Also, on the ground floor you will find a home office, guest WC and access downstairs to a double garage.

On the first floor, a gallery-style landing leads to four generously sized bedrooms. The principal bedroom features its own en-suite and balcony overlooking the gardens, while two additional bedrooms also benefit from en-suite facilities. A spacious family bathroom completes the upper level.



















## GARDENS & LOCATION

The grounds surrounding No. 7 are truly special. Mature shrubbery, manicured gardens, and sun-soaked patios with a south / westerly aspect create a tranquil setting for outdoor entertaining around the house. Extensive lawns to the rear stretch toward a private wilded area at the rear of the property, offering a peaceful retreat with wonderful sea views.

This area would also be suitable for keeping horses as required and may have further development potential, subject to planning permission. A double garage beneath

the house includes internal access via a staircase to the main hallway, and ample off-street parking behind electric security gates is available for multiple vehicles.

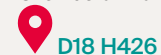
Old Rathmichael is a quiet cul de sac located approx. 16km south of Dublin City Centre and 2km south west off the N11 providing direct access to the M50 and nearby village of Shankill. The nearest LUAS stop at Brides Glen is approx. 3.5km / 5 mins drive and there is a DART station in Shankill.

The N11 is also well serviced by frequent Dublin Bus routes

& a QBC, providing easy access to and from the City Centre and Dublin Airport. There is an excellent selection of both primary and secondary schools close by, including St. Annes National School, Rathmichael Parish National School, John Scottus Secondary School and St. Gerards.

### LOCATION MAP

Click below to view the location map for 7 Old Rathmichael.



# PROPERTY DETAILS

## FEATURES

- Wonderful family home on approx. 4 acres of mature grounds.
- Far reaching views out to the Irish Sea.
- Presented in very good decorative order throughout.
- Oil fired central heating and solar panels.
- Double garage and off-street parking behind electric security gates



## SIZE

350 sq. m / 3,767 sq. ft. Approx.

## BER

BER: C1 | BER No: 113429526 | Energy Performance Indicator: 157.36 kWh/m<sup>2</sup>/yr

## VIDEO

Click link below to view virtual tour



## VIEWING

By appointment with Knight Frank.

## CONTACT



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## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

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# FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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