



23 Woodside,
Dodder Park Road,
Rathfarnham,
Dublin 14

owenreilly

For Sale By Private Treaty



23 Woodside, Dodder Park Road, Rathfarnham, Dublin 14.

DESCRIPTION

Owen Reilly is delighted to present this most attractive four bedroom family home presented in turn-key condition and offers a south facing garden to rear. Woodside is a mature and quiet residential estate and number 23 is ideally tucked away on a quiet cul de sac. A special feature is a generous attic conversion which is suitable for a variety of uses. The accommodation briefly comprises an entrance hallway with guest WC, living room with double doors leading into the large open plan kitchen/dining room, a separate utility room and a study complete the lower ground level. Upstairs consists of four bedrooms (master en-suite) and a main family bathroom. The attic adds another fantastic space that can be used for a number of uses to include an additional bedroom or office space. Outside there is ample parking provided in the cobblelock driveway. Viewing here is highly recommended.

LOCATION

Situated in an exceptionally quiet cul-de-sac, just off Dodder Park Road, the property has every conceivable amenity on its doorstep including the local shops, delicatessens and fine eateries at Rathfarnham Village as well as the bustling villages of Rathgar, Terenure, Churchtown and Dundrum Town Centre all nearby. Excellent schools, both primary and secondary, are within walking distance as well as a number of bus routes into the city centre and the M50 is very close. Many leisure & sports facilities

nearby, including Bushy Park, Rathfarnham Castle & Grounds, St Enda's Park, Marley Park, Edmondstown & Rathfarnham Golf Clubs.

SPECIAL FEATURES

- Converted attic
- South facing rear garden enjoying privacy
- Four bedroom home
- Turn-key condition
- Gas fired central heating
- Master en-suite
- Mature residential development
- Cobble-lock drive to the front with ample parking

FLOOR AREA: 162 Sq. M.

BER: C1

NEGOTIATORS

Owen Reilly & Steven Quinn



ACCOMMODATION

Entrance hall

(5.34 x 1.67m)

Inviting entrance hall with timber flooring and alarm.

Downstairs WC

(2.05m x 0.98m)

Tiled floor with wc and whb.

Living room

(5.48m x 3.67m)

Attractive room featuring a marble fireplace, timber flooring and double doors to the open plan dining room/kitchen.

Kitchen/dining room

(6.62m x 4.69m)

Attractive, open plan space with a large dining space and access to a south facing garden. Fully fitted kitchen with a full range of integrated appliances to include oven, hob, hood, dishwasher and fridge/freezer.

Utility Room

(3.26m x 1.43m)

Additional storage units, washing machine, dryer, worktop and built in shelving.

Study room

(3.94m x 2.95m)

With timber flooring and storage space.

Master bedroom

(3.84m x 3.17m)

Double bedroom with built in wardrobes and timber flooring.

En-suite

(2.30m x 2.07m)

Tiled floor, corner shower unit, whb and wc.

Bedroom 2

(4.35m x 3.24m)

Double bedroom with mirror sliding wardrobes.

Bedroom 3

(3.42m x 2.24m)

Double bedroom with built in wardrobes.

Bedroom 4

(3.19m x 2.28m)

Timber flooring and built in wardrobes.

Bathroom

(2.50m x 2.18m)

Contemporary bathroom with white three piece suite.

Attic (4.87m x 3.96m)

Attic converted into a fantastic space that could be utilised as an additional bedroom. Two skylights and fantastic storage space in the eaves.

owenreilly

Website: www.owenreilly.ie

Email: sales@owenreilly.ie

City Centre Office

41 Forbes Quay,
Grand Canal Dock, Dublin 2.

Ph: 01 677 7100

Southside Office

1 Milltown Centre,
Milltown, Dublin 6.

Ph: 01 283 0200

Dublin 8 Office

4 Camden Market,
Portobello, Dublin 8.

Ph: 01 475 1275

These particulars are issued by Owen Reilly Property Consultants on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars or the terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.