



44 South Hill, Dartry, Dublin 6, D06W6W8

Beirne
& Wise

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For Sale By Private Treaty

44 South Hill is a substantial, semi-detached family home of elegant scale and proportion making it a superb family home. Built in late 1940's and as you would expect in homes of this era, there is a wonderful sense of balance with both living and bedroom accommodation with generous room proportions and extra ceiling height. This light filled home retains much loved period features of a by gone era with panelled doors, picture rails, ceiling coving and a stained glass front door panel to mention a few. Extending to 228 sq. m. (2,454 sq. ft.) excluding the outhouses, this has been a much loved and well maintained home over the years and there is obvious potential to extend or reconfigure to suit modern day living.

The accommodation briefly comprises; Reception Hall, Three Reception rooms, Kitchen/Breakfast Room, Shower room and at First Floor Five Bedrooms - one Ensuite with Walk in Wardrobe and family Bathroom. It has an enviable south backing elevation and a mature backdrop with the Dodder River and Valley below. There is a tiered garden with a private suntrap patio and mature trees and shrubs enjoying wonderful privacy and seclusion. South Hill enjoys an enviable position just off the Milltown Road - close to Rathgar, Rathmines, Milltown and Dundrum and most importantly close to the LUAS offering a speedy journey to the city and beyond. There is a comprehensive selection of well-established schools nearby, a range of sporting and leisure facilities at hand with wonderful walks along the Dodder Linear Park. UCD Belfield is a short distance away, as are two of south Dublin's prestigious golf clubs -Milltown and The Castle.



Special Features

- 228q. m. (2,454 sq. ft.) approx. excl. outhouses.
- South facing terraced rear garden with wonderful views
- Large Attic with great potential
- Solar Panels on Roof (2)
- Three gracious and elegant reception rooms
- Close to LUAS
- GFCH & Phonewatch Alarm
- Excellent Location

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

RECEPTION HALL

6.01m x 4.40m (max. dim.)

A recessed open porch with terracotta floor tiling leads to the welcoming and spacious hall with coved ceiling, stunning stained glass panelled front door and parquet style wooden flooring.

GUEST WC/ SHOWER ROOM

With floor and partially tiled walls with wet room style walk in shower with Triton Electric shower unit, wc and vanity whb.

DINING ROOM

6.43m x 4.15m into bay

With large bow window enjoying a wonderful southerly aspect with views over the terraced garden. There is original ceiling coving with decorative plaster work, wall lighting points, timber flooring and the horseshoe shaped fireplace provides a focal point for this elegant reception room.

KITCHEN / BREAKFAST ROOM

3.89m x 3.57m

With a selection of wall and floor mounted units with stainless steel sink extractor unit over cooking area and plumbed for dishwasher. There is access to a covered lobby leading to store, utility, wc and access from here to the walled front garden.

FAMILY ROOM

4.38m x 4.70m (14'4" x 15'5")

To the front this comfortable room has coved ceiling with picture rail, original timber flooring and built in book shelves and cabinets on either side of chimney breast.

LIVING ROOM

4.6m x 4.38m

With a southerly aspect and patio door to sun drenched terrace. There is an impressive period style fireplace with decorative timber surround and marble insert, with timber flooring and original coved ceiling.

GARAGE

3.78m x 2.64m

With up and over door and potential to integrate into main house. (Subject to P.P.)

FIRST FLOOR

LANDING

Bright and airy with overhead roof light and access to the large attic space.



BEDROOM ONE

4.90m x 4.63m

Principal bedroom, a large double with French door to the sunny railed balcony offering commanding views. Access to;

Generous walk in wardrobe and vanity unit;

ENSUITE

With walk in corner shower, vanity whb and wc. There is floor and partial wall tiling with a chrome heated towel rail.

BEDROOM TWO

4.78m x 4.41m

With similar views as bedroom one and a wonderful southerly aspect this is a generous double room with vanity whb.

BEDROOM THREE

4.78m x 4.41m

A large double bedroom to the front with vanity whb.

BEDROOM FOUR

3.79m x 3.56m

This is a double room to the front with built in wardrobes and open shelving.

BEDROOM FIVE

3.83m x 2.64m

A spacious single with built in wardrobes

BATHROOM

There is a bath with tiled surround and mixer tap with flexible shower head and whb. The Hot press is located here and there is a separate WC.

GARDENS

No 44 is very secluded from the front with a tall boundary wall and gated driveway offering generous off street parking. A pedestrian pathway lined with perimeter hedging leads to the front door. The enclosed front garden is courtyard style - accessed both from the front and from the kitchen via the covered side passage. It is mostly paved with raised planter beds with great potential. The gated side entrance leads to the south facing rear garden (14m wide x 18 m long) with a lawn area and a sheltered sun trap patio with attractive terracotta tiles which compliments the mellow brick on the exterior of the house. The rear garden is on two levels sloping away from the house with an abundance of mature trees and shrubs which has great possibilities.

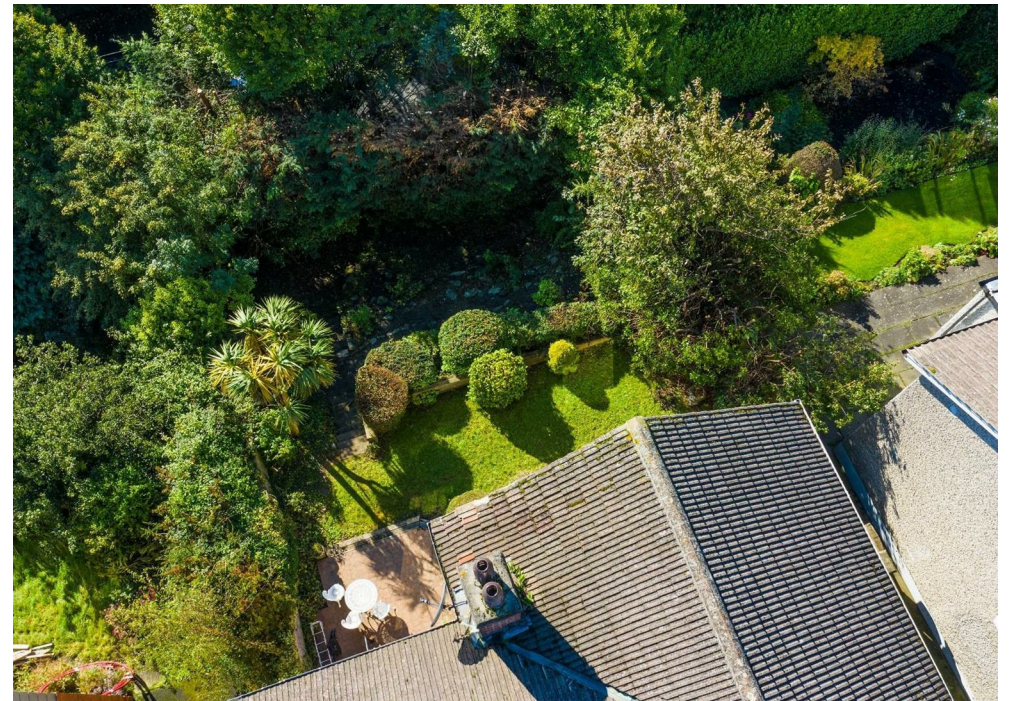
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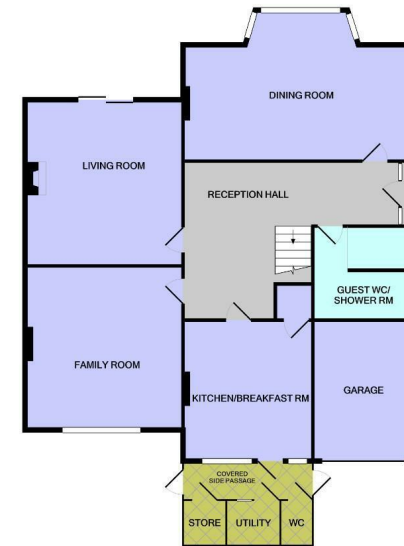
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