



32 Crannagh Castle, Crannagh Road, Rathfarnham, Dublin
14 D14W3Y7

Beirne
& Wise

For Sale By Private Treaty

32 Crannagh Castle is an attractive, mid-terraced residence set in this exclusive development off Crannagh Road in Rathfarnham. No. 32 features well-proportioned accommodation over three levels, and comprises of an entrance hall, kitchen and a living room downstairs, upstairs there are two bedrooms (one ensuite), and a bathroom, there is a spacious room on the top floor ideal for a range of uses. There is off street parking to the front of the property, and landscaped communal gardens to the rear. There is additional visitor parking.

Located in the heart of Rathfarnham on the edge of Rathfarnham Village, with the villages of both Rathfarnham and Terenure just a short walk away, these villages feature a selection of supermarkets, specialty shops, eateries and coffee shops. The wonderful historic Rathfarnham Castle and parklands are on your doorstep, and the Dodder linear walk provides access to both Bushy and Orwell parks. Marley Park is also close by as are the Dublin Mountains for walking enthusiasts. There is a selection of well-established primary and secondary schools nearby; St Mary's Boys NS, Rathfarnham Educate Together NS, Loreto Grange Road NS, Our Lady's Terenure, Terenure College, Loreto Beaufort, Stratford College and The High School to mention but a few. There are a choice of bus routes making the city and beyond an easy commute, as well as good access to the M50 Motorway and road networks.

Special Features

- Mid - terraced residence
- Communal gardens
- Floor area 85 sq. m. approx.
- Excellent location with a wealth of amenities locally
- Small exclusive development
- Parking space and visitor parking
- Electric Heating and Alarm

Accommodation

HALL

Panelled front door leads to welcoming hallway with coved ceiling and mahogany stairs and internal doors, access to;

KITCHEN/DINING

3.81m x2.44m (max.dim.)

With an array of floor and wall mounting units with tiled splash back, built in oven, hob and overhead extractor, plumbed for washing machine and ample space for dining with bay window to the front.

LIVING ROOM

4.81m x 3.73m

Spacious room with coved ceiling, built-in shelving and access to under stairs storage. A marble period style open fireplace provides a focal point for this comfortable room and there is a French door to the sheltered patio area.

FIRST FLOOR

LANDING

With access to Hot Press





BEDROOM ONE

3.73m x 2.80m

A spacious double room to the rear with built-in wardrobes and dressing table. Access to;

ENSUITE

Partially tiled with suite comprising; bath with thermostatic shower valve, w.h.b. and w.c.

BEDROOM TWO

3.73m x 2.26m

Another double room to the front with a built-in wardrobe and dressing table.

SHOWER ROOM

Partially tiled with shower cubicle with thermostatic shower valve, w.h.b and w.c.

SECOND FLOOR

LANDING

With access to attic space

HOME OFFICE/ STUDY

4.17m x 2.72m

A spacious bright room suitable for many uses with five roof lights, and access to a generous storage cupboard.

OUTSIDE

The sheltered and secluded patio area looks onto the communal gardens with an attractive granite boundary wall. The well maintained gardens are mostly in lawn with mature trees and shrubs. There is a parking space, visitor parking and bin storage area.

SERVICES

ECH and Alarm

MANAGEMENT COMPANY

OCPM

Service charge: €1,062 per annum (subject to change)

BER

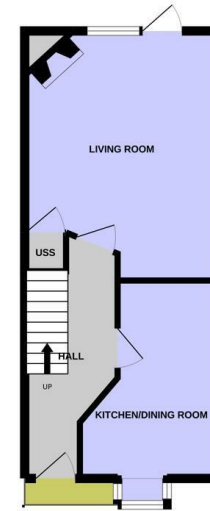
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Output 217.74 kWh/m²/yr.





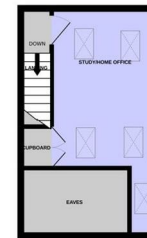
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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& Wise

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