



93 Butterfield Avenue, Rathfarnham, Dublin 14, D14P039

Beirne
& Wise

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For Sale By Private Treaty

No. 93 is a most impressive, extended four-bedroom semi-detached house of approximately 161 sq.m. plus the combined artist studio and original garage of 14 sq. m. It is set on substantial gardens. The property is well situated on this much sought-after residential road, surrounded by many local amenities. Built in the mid-1960s, No. 93 offers light-filled rooms of generous proportions throughout, with a terrific balance of living and bedroom accommodations.

This has been a much-loved family home over the years. Although it would benefit from some updating and remodelling to meet modern-day family expectations, it is ready to move into, giving buyers time to make this home their own. Undoubtedly, it could be a forever family home with much potential to dream up and convert both the original garage and the spacious attic and further expand with a twin-level rear extension and rear garden office space (subject to P.P.) if required.

The internal configuration offers excellent flexibility and flow, with two interconnecting reception rooms leading to a wonderfully spacious family/garden room and access to the generous kitchen/ breakfast room, perfect for modern-day family living. Off the generous upstairs landing are four double bedrooms and two bathrooms. The large attic, ideal for conversion should one desire, completes the picture.

A desirable range of facilities is immediately available, with excellent local shopping at Rathfarnham Shopping Centre and both Rathfarnham and Templeogue Villages. It is within a few minutes drive of Terenure and Dundrum Town Centre, with easy access to the M50 and complimented by fantastic leafy walkways by the Dodder and Bushy Park with the new cycle lanes connecting onwards to Orwell and Darty Parks and all their associated leisure facilities. A comprehensive selection of well-established junior and secondary schools (both public and private) nearby and good bus routes (15B, 15D & S6) provide transport to the city and beyond.

Special Features

- Spacious, well-proportioned family home.
- Potential to extend if required (subject to P.P.)
- Large attic ideal for conversion should one desire.
- OFCH/ALARM
- Generous front and rear gardens, with side access to the rear garden.
- Floor Area 161 sq. m. approx. Plus 14 sq.m. Artist's studio and garage.
- Excellent location close to a range of amenities and schools.

View

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







Accommodation

PORCH

With glazed door and tiled flooring.

ENTRANCE HALL

A welcoming hall, with an attractive glazed screen with retro "bubble glass", ceiling coving and access to the generous under-stairs storage space.

LIVING ROOM

3.76m x 3.61m

Overlooking the front garden, this comfortable room with a coved ceiling and a tiled fireplace provides a focal point. It interconnects to the dining room with concertino-style double doors.

DINING ROOM

4.17m x 3.79m

A well-proportioned room with a coved ceiling, original tongue-and-groove timber flooring, and a tiled fireplace. Double-glazed sliding doors lead to;

FAMILY ROOM

6.37m x 3.68m

This is a fabulous, bright, and airy room with a floor-to-ceiling window that enjoys views of the rear garden. There is a patio door to the garden and access to;

KITCHEN/BREAKFAST ROOM

5.11m x 3.17m

This is a spacious family-sized kitchen with ample room for dining. It has a range of wall and floor cabinets with tiled splashback, a built-in double oven, a ceramic hob, and an overhead extractor. It is plumbed for a washing machine and a dishwasher. A door opens out to the side passage and rear garden.

ARTISTS STUDIO / GARAGE

5.16m x 2.72m

The garage door is to the front, and additional access is from the side passageway. An internal screen subdivides the two spaces.

FIRST FLOOR

LANDING

The staircase with an attractive wrought iron balustrade leads to the spacious landing. This houses the hot press and has access to the large attic space.

BEDROOM ONE

3.84m x 3.47m

A generous double bedroom with a sunny front garden aspect, exposed tongue-and-groove timber flooring, built-in wardrobes and a dressing table.

BEDROOM TWO

4.16m x 3.46m

This spacious room overlooks the rear garden. It has a w.h.b. and built-in wardrobes incorporating a dressing table.



BEDROOM THREE

3.83m x 2.86m

A double bedroom to the rear aspect.

BATHROOM

With partial wall tiling, bath, w.h.b. and a separate w.c.

BEDROOM FOUR

5.44m x 3.04m (max. dims.)

A fourth double room with an expansive front garden view features an arch and built-in wardrobes.

SHOWER ROOM

It has wall tiling, a step-in shower cubicle, a w.c., and a vanity-style w.h.b.

GARDENS

No. 93 is well set back from the road with a long walled front garden (18.5m long x 10.4m wide approx.), offering generous off-street parking. The front boundary is bordered by mature hedging, which screens the house from the passing eye. There is perimeter hedging on one side and a well-maintained lawn area. A gated side entrance leads to a delightful rear garden (20m long x 10 m wide approx.) The garden is mainly lawn space with two patio areas, one extending the width of the property. There is a selection of mature specimen trees to the rear, including an apple tree well-laden with fruit. This is an easily maintained garden perfect for children's play. There is access to a purpose-built concrete shed with a boiler house and w.c.

BER

Number: 117641332

Output: 419.99 kWh/m²/yr.







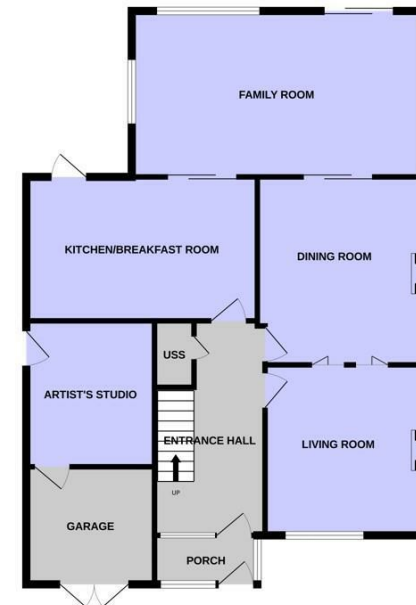


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1ST FLOOR



GROUND FLOOR



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