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BER



BER Number: 111986956

FLOOR PLAN



62 BUTTERFIELD AVENUE

Rathfarnham, Dublin 14, D14W9A2



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## THE PROPERTY

Located on the southern side of Butterfield Avenue, No. 62 is a traditional 4-bedroom, semi-detached family home measuring approx. 117.66 sq.m. (1,266 sq.ft) with double garage to side. The property has the added advantage of private access to an open space to the rear (Folio no DN16), 0.26 ha (0.642 acre) shared amongst 6 of the neighbouring properties. To the front there is ample parking for 5 cars comfortably.

## ACCOMMODATION

At entrance level a welcoming porch leads through to the hallway with pine flooring and guest WC. A very generous living room with dual aspect spans the length of the property. There is a feature mahogany surround fireplace and electric inset, sliding doors open out to the patio & rear south facing garden. To the rear is a dining room with pine flooring, under-stairs storage space and door through to separate kitchen again with access to the rear garden and patio area. Upstairs there are 4 good sized bedrooms and a master bathroom. The property offers ample potential to extend to the side subject to obtaining the relevant planning permission.

## GROUNDS AND GARDENS

There is a large cobbled forecourt to the front of the property with parking for 5 cars comfortably. The gardens to the rear are directly south facing and are bordered by an original high cut stone wall and enjoy a paved patio area. There is private access gate to the shared 0.64-acre open space. This open space is all in grass and maintained by all 7 properties.



## THE LOCATION

62 Butterfield Avenue is positioned up from the Old Orchard Inn and Washington Lane. Rathfarnham Shopping centre is a 5-minute stroll with Tesco, Penney's and many other shops and cafes. Nearby is SuperValu, Ballyroan. Rathfarnham Parish National school is located to the rear of the property, other schools include Ballyroan Boys school, Our Lady's Girls School, Sancta Maria College, St Pius National school, Templeogue College & Terenure College. Local recreational include Templeogue Tennis Club, Cheeverstown Public swimming pool, Ballyboden St Enda's, The Grange Golf Club, The Castle Golf Club, and both Marley and Bushy Park. There is easy access to the N81 & M50 motorways.

## SPECIAL FEATURES

- A 4-bedroom semi-detached with double garage to side
- Extending to approx. 117.66 sq.m. (1,266 sq.ft)
- South facing rear garden
- Access to shared open space 0.26 ha (0.642 acre)
- Potential to extend subject to the relevant planning permissions
- Convenient location close to Rathfarnham Shopping centre
- Oil fired central heating
- Double glazed windows throughout
- Fully alarmed
- Ample parking for up to 5 cars