



1 Willbrook Downs, Rathfarnham, Dublin 14, D14H6P9

Beirne
& Wise



1 Willbrook Downs, Rathfarnham, Dublin 14, D14H6P9

For Sale By Private Treaty

No. 1 Willbrook Downs is an attractive semi-detached residence nicely located at the entrance to this mature leafy cul se sac just off the Whitechurch Road, and is adjacent to an open parkland with a pedestrian walkway onto the Ballyboden Road. Extending to 80 sq.m approximately; No 1 has been well looked after over the years and has recently been redecorated from throughout. It comprises of an entrance hall, living room and a kitchen/breakfast room downstairs. Upstairs, there are three bedrooms and a family bathroom. There is off street parking to the front, a side entrance leads to the private rear garden.

Within minutes of the Dublin Hills, yet in the heart of suburbia there is a selection of excellent local shopping facilities at Knocklyon, Rathfarnham, Nutgrove and Dundrum - all within easy reach. The immediate proximity to the M50 allows good access to Dublin North and South. The 16 bus is just a short walk away (beside St Enda's Park), and the 61 route on Ballyboden Road providing access to the city and beyond. Marlay and St Enda's Park with all their associated leisure facilities are just minutes away, as is Rathfarnham Village and the historic Rathfarnham Castle.



Special Features

- Superb location in quiet enclave beside open green space
- Private rear garden with side access
- Floor area 80 sq.m approximately
- OFCH

View

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





Accommodation

HALL

With laminate wooden floor, under stairs storage, and the staircase leading to the upstairs accommodation.

LIVING ROOM

5.22m x 3.06m

Overlooking the front garden, with ceiling coving, dado rail, laminate wooden floor, and marble fireplace with marble heath and natural fire.

KITCHEN/DINING

4.87m x 3.11m

Extending the width of the house with ample room for dining, it features a tiled floor and access to the rear patio and garden. The kitchen area is fitted with a range of shaker style floor and wall mounted units, with tiled splash back, an integrated hob, oven and overhead extractor. It is plumbed for a washing machine.

UPSTAIRS

The hot press is located on the landing, and there is access to the attic.

LANDING

BEDROOM ONE

3.93m x 3.08m max

A spacious double bedroom to the front aspect, with laminate wooden floor and built-in wardrobes.

BEDROOM TWO

3.38m x 3.12m

A second double bedroom, overlooking the rear garden, with laminate wooden floor and built-in wardrobes.

BEDROOM THREE

3.04m x 2.06m

A single bedroom with laminate wooden floor.

BATHROOM

With tiled floor and partially tiled walls with mirror, w.c., w.h.b. and a bath with shower attachment.

GARDENS

To the front there is good off street parking with a lawn and perimeter planting. Side access which is covered leads to the rear garden which has a large patio area and lawn. It is V shaped and has a block built shed which houses the boiler.

BER

BER

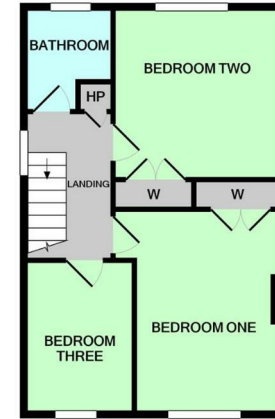


BER No: 103301842
Output: 246.47 kWh/m2/yr

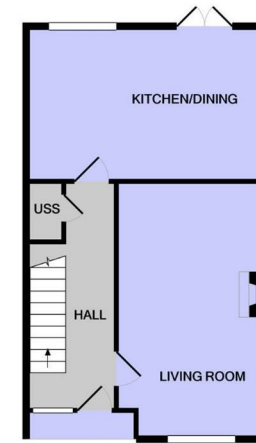








1ST FLOOR



GROUND FLOOR

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Beirne
& Wise

Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie