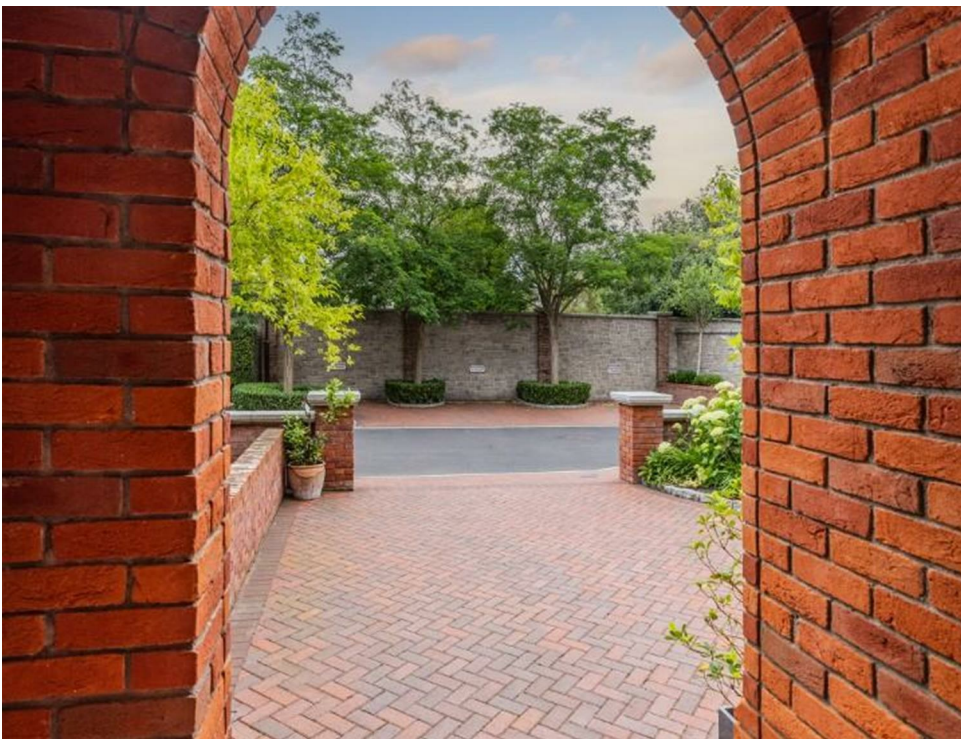




6 Cranford, Terenure Road West, Terenure, D 6W D6WXT44

Beirne
& Wise



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For Sale By Private Treaty

6 Cranford is a handsome, full red brick residence, superbly situated, enjoying a tranquil setting, on this private gated avenue, just off Terenure Road West. Built in 2002 by Carrick Developments Ltd, No. 6 is one of just seven luxurious homes with a smart brick façade complete with granite keystones, sills, plinths and sash windows, which gives just a glimpse of the high specification materials, and great attention to detail throughout. This is a residence of immense charm and character with gracious rooms of elegant proportions with a classic contemporary interior. This ultra-comfortable, light filled home extends to 195m² approximately and has been designed to maximise on space and light, with a contemporary layout to suit to modern day family's needs. The well-appointed accommodation briefly comprises; entrance hall, guest W.C, living room, family room, kitchen/dining room, utility room downstairs. Upstairs on the first floor there are four double bedrooms (one ensuite) and a family bathroom. There is a large attic space currently used as a fifth bedroom with adjoining ensuite and walk in wardrobe on the top floor.

Enjoying a wonderful sense of seclusion both inside and out, with generous off-street parking and a sheltered south easterly rear garden, No. 6 offers potential buyers an exceptional home in truly 'Turnkey' condition.

The location needs little introduction within minutes of the villages of Terenure and Rathgar with a selection of specialist boutique style shops, coffee shops and restaurants, nearby as well as a selection of Dublin's premier primary and secondary schools close by. Leisure facilities abound; Cranford is within walking distance of Terenure Sports Club and Rathgar Tennis Club not forgetting the wonderful Bushy Park and the Dodder Linear Park. With excellent public transport links to the city and beyond, Cranford is less than 5 kms from St. Stephen's Green.



Special Features

- Floor Area 195sq m approx.
- Video intercom
- GFCH
- Private gated development
- Generous off-street and visitor parking
- 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

PORCH

The arched porch with granite step and interior redbrick leads to the front door.

ENTRANCE HALL

The hall door with bevelled windows opens into an impressive light filled hall with coved ceiling and centre rose a tiled floor and access to the understairs storage.

LIVING ROOM

5.03m x 4.83m into bay

A magnificent reception room with a wide bay window to the front aspect, coved ceiling, centre rose and recessed downlighters. The focus of the room is the attractive Lamartine fireplace with black inset, grate with gas fire and slate hearth. The fireplace is flanked on both sides with built in bookshelves and storage cabinets.

FAMILY ROOM

3.70m x 3.64m

A second reception room with double doors opening out to the rear garden. With ceiling coving and centre rose, polished wooden floor, and a Lamartine fireplace with black inset, grate with gas fire and slate hearth. The fireplace is flanked on both sides with built in bookshelves and storage cabinets.

GUEST W.C

Beautifully appointed, with continuation of floor tiling, painted timber wainscotting finished with a granite shelf, mirror, recessed lighting, concealed cistern wc and pedestal whb.

KITCHEN/DINING ROOM

3.72m x 3.23m + 4.33m x 3.10m into bay

This stylish bespoke kitchen/dining room overlooks and has access to the rear garden. The kitchen is fitted with a comprehensive range of cream wall and floor cabinets with black granite counter tops and tiled splashback, there is a Neff oven and hob, an overhead hood with extractor fan, under counter fridge and freezer and an integrated Neff dishwasher. This room features a flagstone style floor and provides ample kitchen and dining space. A bright and spacious room with a wide bay window, Velux windows and double doors to the private rear garden, perfect for relaxed living and compliments the paved patio for outdoor dining and entertainment.

UTILITY ROOM

The flagstone style floor continues into this room, complete with additional cream fitted cupboards with black granite top and tiled splashback, sink and storage units, and it is plumbed for a washing machine and dryer.

FIRST FLOOR

LANDING

The stylish wood staircase with carpet leads upstairs, there are polished wooden floors, ceiling coving and centre roses throughout this level. The hot press is located on the landing.

PRINCIPAL BEDROOM

4.75m x 4.60m into bay

A very spacious bedroom with a wide bay window to the front aspect. Complete with wall-to-wall custom-made bespoke wardrobes, and an ensuite.

ENSUITE

The ensuite is fully tiled with pedestal whb, wc and a walk-in tiled shower unit with chrome fittings and screen door.



BEDROOM TWO

3.55m x 3.21m max

A large double to the rear aspect with a range of custom-built fitted wardrobes.

BEDROOM THREE

3.20m x 3.55m max.

A spacious double overlooking the rear, it features custom built fitted wardrobes.

BEDROOM FOUR/STUDY

2.80m x 2.40m

Overlooking the front garden, this room is currently in use as a study, and is fitted with a built-in desk unit, and bookshelves.

BATHROOM

Tastefully tiled and presented in contemporary tones with recessed lights, W.C., W.H.B., and a bath with chrome shower fitting, and towel rail.

SECOND FLOOR

The staircase continues to the top floor

LARGE ATTIC SPACE

5.81m x 4.68m

A very spacious room with a window to the front aspect, and four velux windows. This room features recessed lighting, polished wooden floor, a walk-in wardrobe with hanging and storage space, and an ensuite. There is storage in the eaves.

ENSUITE

This is fully tiled, with whb, wc and generous shower unit with glass screen doors.

WALK- IN- WARDROBE

OUTSIDE

Cranford is accessed via electronic gates, just one of seven residences on this private leafy avenue. The walled front garden features cobble lock paving and provides off street parking. The rear garden (L10m x W7m) enjoys a south easterly orientation; it is low maintenance with a sheltered paved patio area. The brick boundary walls are high affording great privacy. There is a pond and raised planted beds, and a range of specimen plants including a Copper Beech tree and ferns. There is a purpose-built utility/boiler room with brick façade and slated roof, coordinating with the main house. For waste disposal bins, there is an enclosed area located off the avenue, and there is visitor parking.

MANAGEMENT COMPANY

Cranmac Management Limited

Service Charge: €800 pa approx.

BER

No: 101028017

Output: 128.78 kWh/m2/yr.

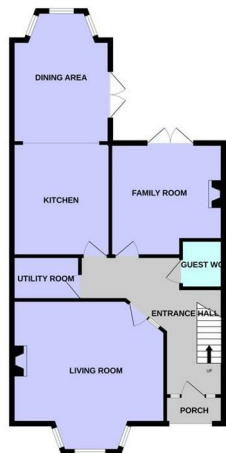








GROUND FLOOR



1ST FLOOR



2ND FLOOR



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& Wise**

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