

49 LORETO AVENUE
RATHFARNHAM | DUBLIN 14 | D14 Y5T8



LOCATION

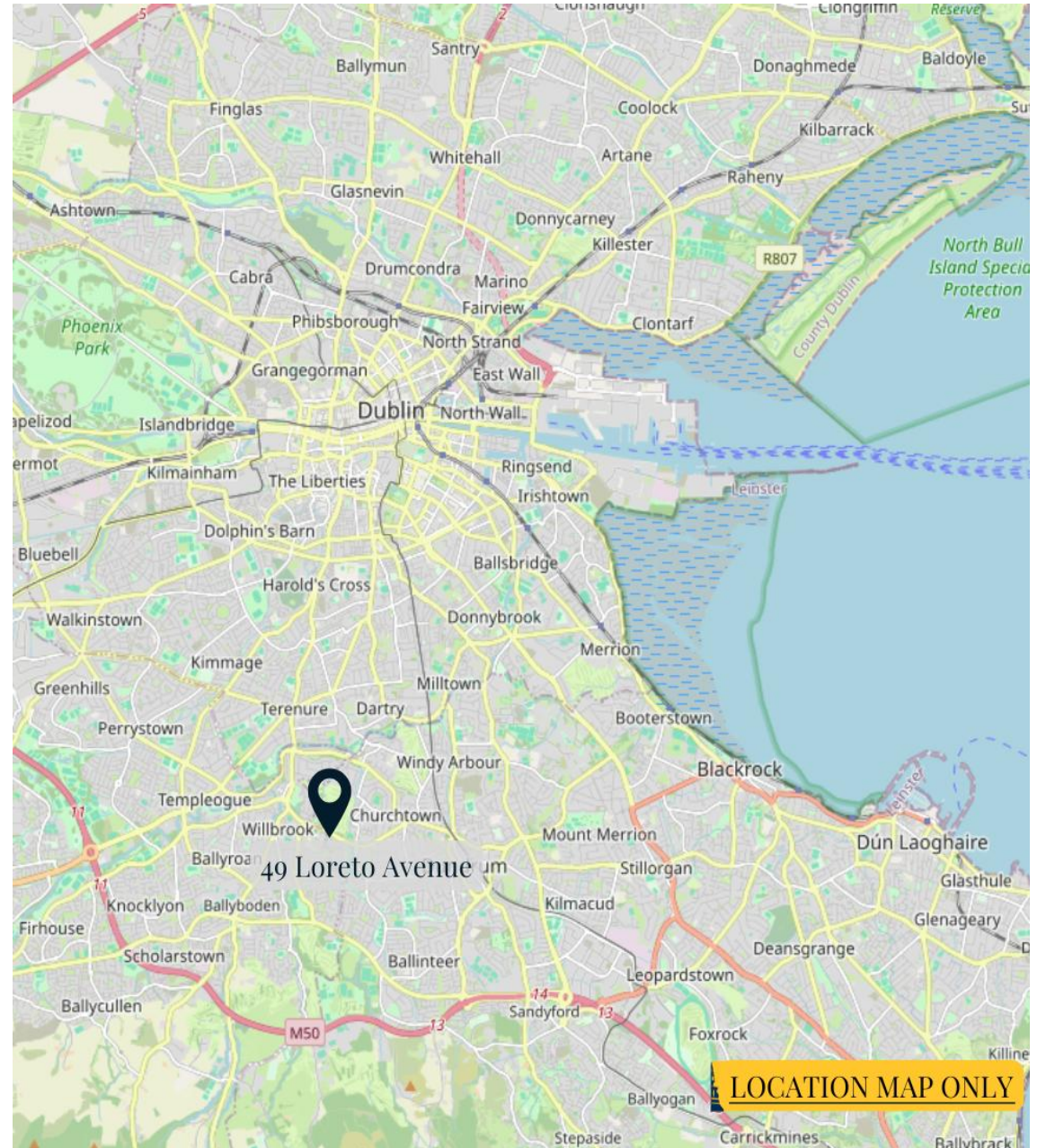
A superb location in the heart of Rathfarnham.

Ideally positioned on Loreto Avenue, this fine property enjoys an enviable setting within an established and mature residential neighbourhood, close to the popular Loreto Park. The location offers an excellent balance of tranquillity and convenience, with an exceptional range of amenities, recreational facilities, and transport links all within easy reach.

Nutgrove Shopping Centre and Retail Park are within comfortable walking distance, providing an extensive selection of shops, cafés, restaurants, and essential services. The property is also ideally located for access to the many amenities Rathfarnham, Dundrum and Churchtown have to offer.

Excellent transport connections further enhance the appeal of the location. Numerous Dublin Bus routes operate nearby, while the Luas Green Line at Dundrum provides swift and convenient access towards Dublin city centre and surrounding areas. Dundrum Town Centre and the charming village of Dundrum are also just a short distance away, offering an outstanding choice of fashion, dining, entertainment, and leisure facilities.

For those commuting by car, the M50 is readily accessible, providing excellent connectivity to Dublin Airport, and Dublin city centre, and the wider road network.



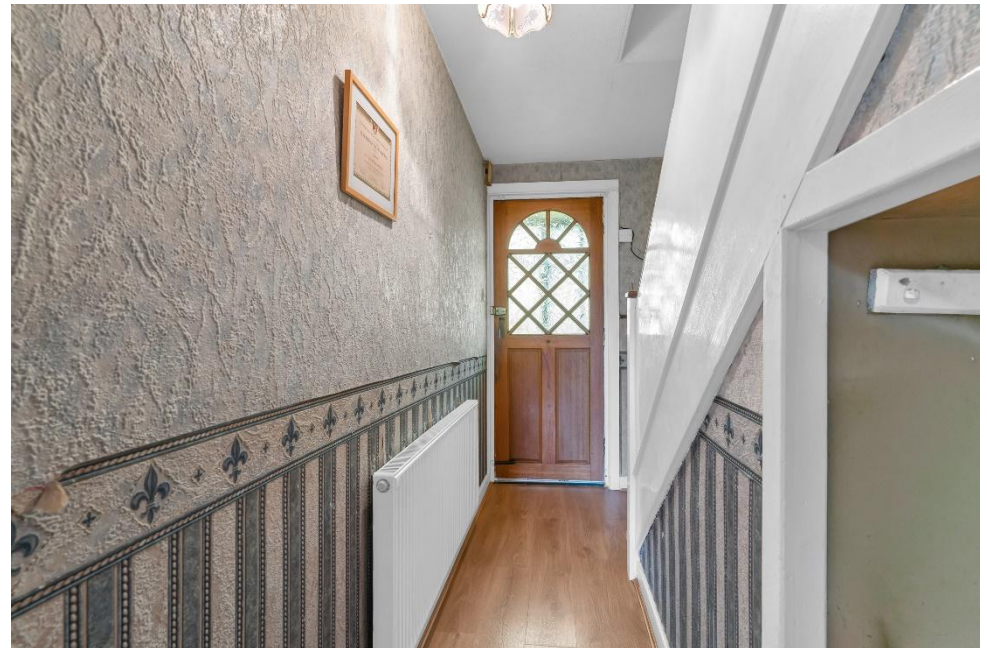
This attractive two-storey mid-terrace home, built circa 1950, offers well-proportioned accommodation extending to approximately c.74.1 sq. m. / 797.6 sq. ft. and represents an excellent opportunity to acquire a home in this mature and highly regarded residential area of Rathfarnham.

The accommodation is laid out over two floors and comprises, at ground floor level, an entrance hall, living room, kitchen, bathroom, and guest WC. Upstairs, there are three bedrooms.

The property benefits from gas-fired central heating and offers excellent potential for the new owner create a comfortable contemporary home tailored to their own requirements.

To the front, there is a garden with off-street parking, while the rear boasts a large private garden, providing generous outdoor space with considerable potential for landscaping, entertaining and family enjoyment.

The combination of a sought-after residential location, three-bedroom accommodation, off-street parking and a substantial rear garden makes this a property with considerable appeal and scope for further enhancement.



FEATURES

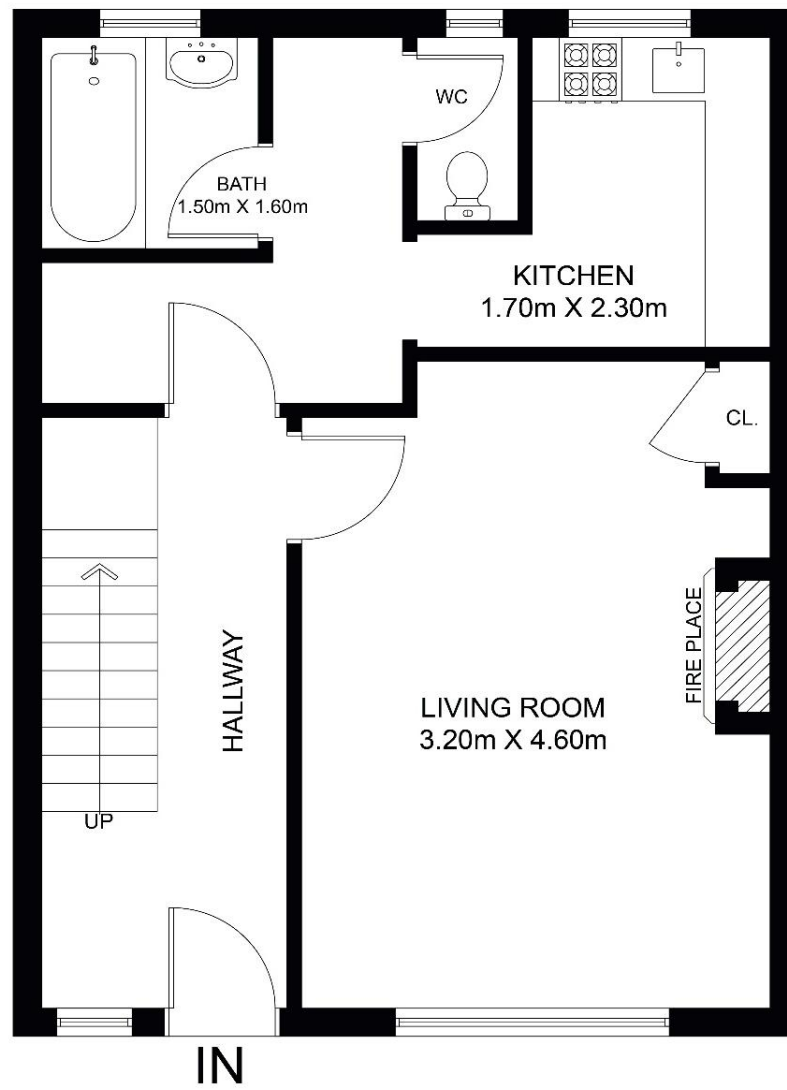
- Two-storey mid-terrace house built circa 1950|
- Three bedrooms
- Accommodation extending to approximately c.74.1 sqm / 797.6 sqft
- Gas-fired central heating
- Front garden with off-street parking
- Large private rear garden
- Excellent potential to modernise and extend, subject to planning permission
- Mature and established residential location
- Convenient to Loreto Park, Nutgrove Shopping Centre & Dundrum Shopping Centre.
- Excellent public transport links and easy access to the M50



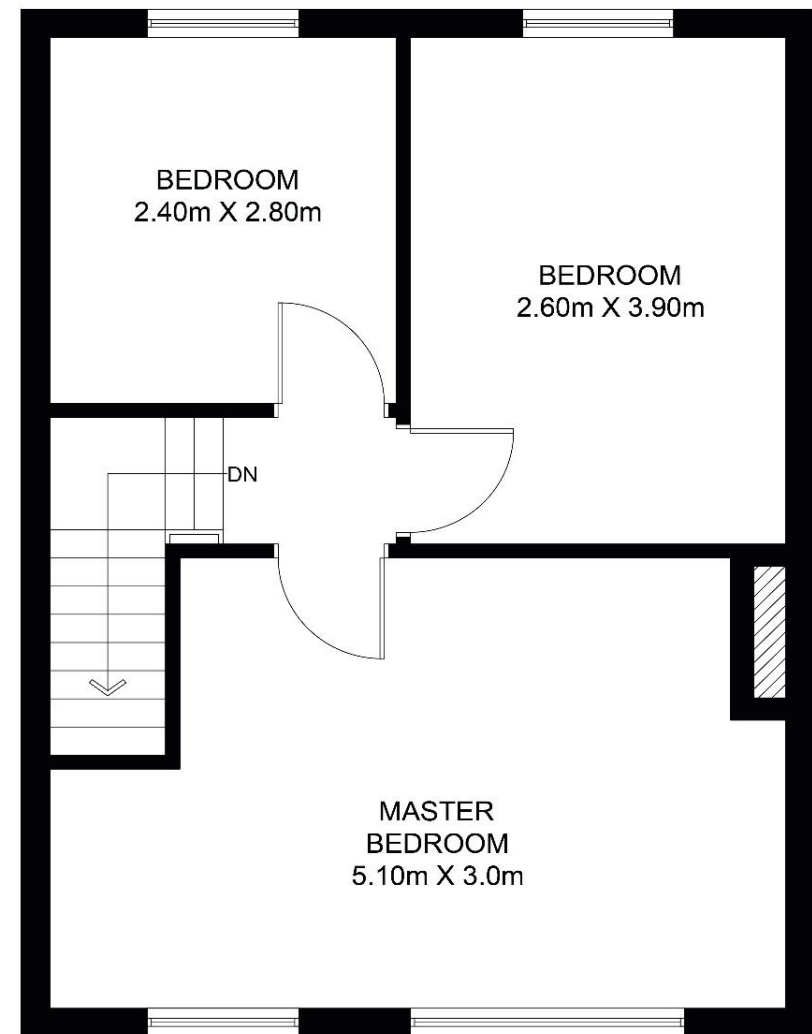








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J. P. & M. Doyle Ltd.

105 Terenure Road East
Terenure
Dublin 6
D06 XD29.

CONTACT US

Telephone: 01 490 3201
Email: enquiries@jpmdoyle.ie

PSRA: 002264



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