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273 Harold's Grange Road
Rathfarnham, Dublin 16

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INTERNATIONAL REALTY



273 Harold's Grange Road, Rathfarnham, Dublin 16

Features

- Exceptionally spacious six-bedroom detached family residence extending to 262 sqm (2820 sqft) occupying a generous corner site in one of Rathfarnham's most sought-after residential locations.
- Beautifully presented, light-filled accommodation featuring three elegant reception rooms, offering superb versatility for family living, entertaining, or multi-generational use.
- Generous side extension already in place, with further potential to extend (subject to the necessary planning permission), allowing future owners to enhance an already substantial home.
- Stylish kitchen with adjoining dining area forms the heart of the home, complemented by a utility room, guest WC, and a family room with shower facilities for added convenience.
- Six generously proportioned first-floor bedrooms, each with extensive built-in wardrobes and plumbed for wash hand basins, providing exceptional family accommodation.
- Wonderfully private rear garden offering a tranquil outdoor retreat, ideal for al fresco dining, entertaining, and enjoying mature landscaped surroundings.
- Secure gated off-street parking for multiple vehicles, attractive manicured frontage, and an impressive approach that perfectly complements the home's elegant character.
- Prime Rathfarnham location close to excellent schools, Nutgrove Shopping Centre, Dundrum Town Centre, Marlay Park, St. Enda's Park, Ticknock Forest, excellent public transport links, and easy access to the M50 and Dublin City Centre.

273 Harold's Grange Road presents a wonderful opportunity to acquire a quality detached home in a mature and highly regarded Rathfarnham address. This impressive property sits on a generous corner site with substantial living accommodation, offering excellent potential for further expansion, making it an ideal choice for growing families and discerning purchasers alike.

273 Harolds Grange Road unfolds to reveal an exceptional standard of bright, beautifully proportioned accommodation, where elegant interiors and generous living spaces combine to create a home of remarkable comfort and distinction. The real appeal of this fine home is the superb location on a generous corner site, already extended to the side and of very generous proportions, with further potential to extend should the new owners wish to consider exploring. The accommodation is approached to the front by a porch area which leads into the welcoming entrance hall. A suite of three gracious reception rooms, the living room, the dining room and the family room are featured on this level, with shower facilities which allow for versatility of use, offering an effortless balance between refined family living and sophisticated entertaining. Each room enjoys an abundance of natural light through expansive windows that bathe the interiors in warmth while enhancing the wonderful sense of space throughout. At the heart of the home lies the beautifully appointed kitchen and dining area, a welcoming hub designed for both everyday family life and social gatherings. This superb space is complemented a practical utility area, and a well-appointed guest WC, ensuring the home is as functional as it is impressive. On the first floor, six generously proportioned bedrooms provide tranquil and versatile accommodation. Each benefit from extensive built-in wardrobes and are plumbed for wash hand basins. The family bathroom and the principal have been tastefully designed to meet the demands of contemporary living while maintaining the home's timeless appeal. Externally, the property continues to impress with a wonderfully private rear garden, creating a serene outdoor sanctuary ideal for al fresco dining, relaxed entertaining, or peaceful family enjoyment amidst mature surroundings. To the front, secure gated off-street parking provides ample space for multiple vehicles, while the attractive approach and manicured frontage combine to create a striking first impression, perfectly complementing the elegance and stature of this exceptional family home.

273 Harold's Grange Road enjoys an enviable location in the heart of Rathfarnham. Local primary schools include Our Lady's National School, Ballinteer, St. Ann's National School and Scoil Naithí. With excellent secondary schools to include St. Columba's, Wesley College, St. Benildus College and Loreto Rathfarnham.

A wealth of amenities are available in the vicinity to suit all ages, including Nutgrove Shopping Centre, Dundrum Town Centre, Marlay Park and St. Enda's Park, while the Dublin Mountains and Ticknock Forest offer superb outdoor recreational opportunities. The area is well served by public transport and benefits from easy access to the M50, providing convenient connectivity to Dublin City Centre, Dublin Airport and beyond.

Accommodation

Entrance Hall: 2.9m x 5.3m (9'5" x 17'3") with downstairs storage and door to

Guest WC: with WC, wash hand basin and window to side

Living Room: 4.6m x 7m (15'1" x 23') with large picture window overlooking the front garden, marble fireplace with open hearth, ceiling coving, centre rose, wall lights and glass door that leads into

Dining Room: 3.9m x 4.8m (12'10" x 15'9") overlooks the rear garden, with a sliding patio door leading out to the rear garden and door into the

Kitchen: 5m x 6.2m (16'5" x 20'4") with an excellent range of kitchen cupboards and units offering excellent storage throughout, large picture window to the rear, sink with drainer, Bosch integrated dishwasher, five ring gas hob, double ovens and microwave above and plenty of storage, door out to

Utility / Lobby: provides access to a boiler house and plumbed with a sink.

Family Room: 5.4m x 6.6m (17'9" x 21'8") with picture windows to the front, French patio door to the side and door to

En-suite Shower Room: Lobby area with window to rear and door to shower room, WC, wash hand basin and shower.

First Floor

Bedroom 2: 4.2m x 3m (13'9" x 9'10") plumbed for sink, storage beneath and floor to ceiling built-in storage

Master Suite: 4.6m x 4.9m (15'1" x 16'1") with floor to ceiling built-in storage, large picture window flooded with natural light from the south facing aspect and door to

En-suite Shower Room: with WC, wash hand basin and step-in pumped shower and window to side

Bedroom 6: 4.7m x 2.6m (15'5" x 8'6") plumbed for sink, window to side and floor to ceiling built-in storage

Bedroom 5: 3.3m x 3.8m (10'10" x 12'6") plumbed for sink, large

picture window to the rear and floor to ceiling built-in storage cupboard.

Landing: With access to the attic and to the hot press

Bathroom: part tiled, bath, separate shower, WC, wash hand basin and window to rear.

Bedroom 4: 3.4m x 2.8m (11'2" x 9'2") with large picture window to the rear, plumbed for sink and floor to ceiling built-in storage

Bedroom 3: 3m x 2.7m (9'10" x 8'10") with window to side, floor to ceiling built-in storage

Outside: Sitting on a generous corner site. Externally, the property continues to impress with a wonderfully private rear garden, creating a serene outdoor sanctuary ideal for al fresco dining, relaxed entertaining, or peaceful family enjoyment amidst mature surroundings. To the front, secure gated off-street



parking provides ample space for multiple vehicles, while the attractive approach and manicured frontage combine to create a striking first impression, perfectly complementing the elegance and stature of this exceptional family home.

BER Information

BER: C

BER No.: 119576866

EPI: 225 kWh/m²/yr

Eircode

D16 TD26



OFFICES

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500



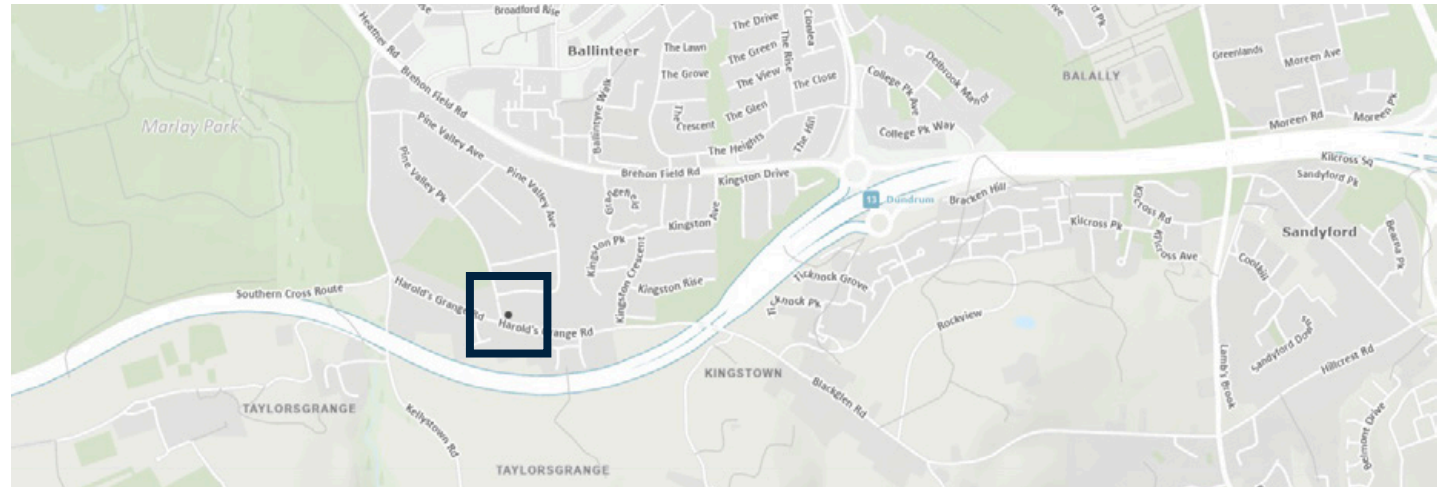
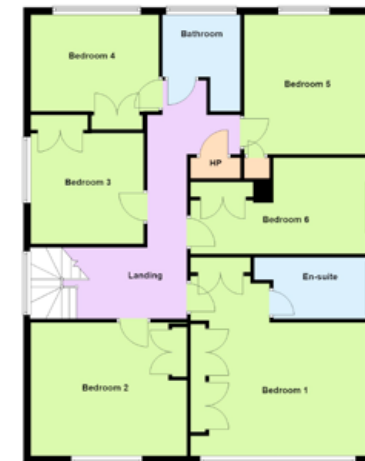
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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