



18 Stonepark Orchard, Rathfarnham, Dublin 14 D14KV18

Beirne
& Wise



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For Sale By Private Treaty

No. 18 is an attractive four-bedroom semi-detached house of approximately 146 sq.m. (including the attic space) well situated in this quiet leafy cul de sac. This is a much sought after family friendly neighbourhood, surrounded by a host of amenities in old Rathfarnham, Dublin 14. Built in the 1990's, No. 18 offers light-filled rooms of generous proportions throughout, with a terrific balance of living and bedroom accommodation and a sheltered south easterly facing rear garden. The accommodation comprises; Hall with guest w.c, two interconnecting reception rooms leading to a spacious kitchen/ breakfast room with utility room. At first floor there are four bedrooms – two of which are ensuite and the main bathroom. The real bonus is the generous attic with adjoining shower room – would be the perfect kids den or home office or when guests come to stay.

A desirable range of facilities are immediately available, with excellent local shopping at Rathfarnham Village, Rathfarnham and Nutgrove Shopping Centres. It is adjacent to the family playing green within Stonepark. It is spoilt for choice with further leisure facilities with St. Endas Park and Marlay Park minutes away not forgetting the parklands associated with Rathfarnham Castle. It is within a few minutes' drive of Dundrum Town Centre, with easy access to the M50 motorway and there is a selection of well-established schools nearby with good bus routes (16 and S6) provide transport to the city centre and beyond.



Special Features

- Spacious, well-proportioned family home.
- Good attic space with ensuite shower room.
- Excellent location in quiet cul de sac.
- GFCH.
- Two bedrooms ensuite.
- Floor Area 146 sq. m. approx. including attic space
- Close to a range of amenities and schools.

View

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





Accommodation

ENTRANCE HALL

A welcoming hall, with tiled flooring, coved ceiling and centre rose, access to under-stairs storage space and.

GUEST WC

With window, partially tiled with w,c and w.h.b.

LIVING ROOM

6.20m x 3.54m (plus bay)

Overlooking the front garden, with bay window, coved ceiling and centre rose, wood effect flooring and a period fireplace complete with coal effect gas fire provides a focal point for this comfortable room. Interconnects via double door to.

DINING ROOM

4.00m x 2.68m

A well-proportioned room with a coved ceiling and centre rose, wood effect flooring, sliding patio door to garden and access to;

KITCHEN / BREAKFAST ROOM

7.30m x 2.73m max

With tiled flooring, dual aspect, with ample room to dine and a kitchen area with overhead roof light, fitted with an array of floor and wall mounted units with tiled splash back, incorporating a built-in double oven, hob and it is also plumbed for a dishwasher. The GFCH boiler is located in the kitchen. There is a door to the wide side access and garden.

UTILITY ROOM

With plumbing for stackable washer and dryer unit.

FIRST FLOOR

LANDING

The staircase with an attractive balustrade leads to the spacious landing with side window and access to the large walk in Hot Press and stairs to the attic space.

BEDROOM ONE

4.44m x 3.00m max. (plus bay)

A generous double bedroom with bay window to the front with a selection of built-in wardrobes and drawer units.



ENSUITE

With shower unit, wc and whb with tiled flooring and partial wall tiling.

BEDROOM TWO

4.23m x 2.75m max.

This is a spacious double room overlooking the rear garden, with built-in wardrobes and drawer units.

ENSUITE

With shower unit, wc and whb with tiled flooring and partial wall tiling.

BEDROOM THREE

2.70m x 2.40m

To the rear, a generous single room with built-in wardrobes and drawer units.

BEDROOM FOUR

2.64m x 2.44m

To the front with bay window, built-in wardrobes and drawer units.

BATHROOM

With partial wall tiling, tiled flooring with suite comprising; bath, whb and wc.

ATTIC SPACE

5.22x 4.50 max.

Spacious area with good head height with roof light, timber flooring and a selection of built- in furniture. Access to eaves storage space and;

ENSUITE SHOWER ROOM

With shower unit, wc and whb with tiled flooring and partial wall tiling.

GARDEN

No 18 is well situated in quiet cul de sac with a walled front garden with good off street parking and a generous side gated entrance leading to the secluded sunny south easterly rear garden (9.54m x 7.53m max) with a lawn area and a timber shed.

BER

Number: 111967477

Output: 217.35 kWh/m2/yr.

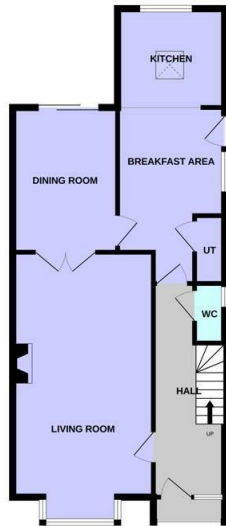




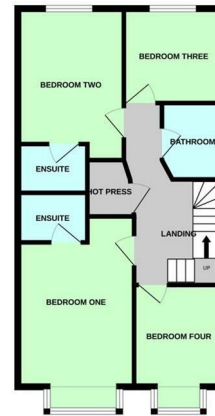




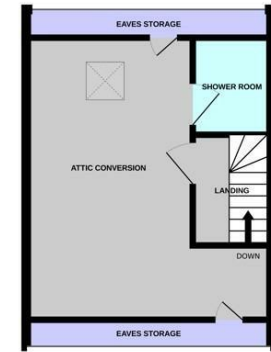
GROUND FLOOR



1ST FLOOR



ATTIC LEVEL



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Beirne
& Wise

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