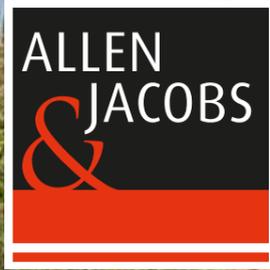


If you are considering selling please call us today:  
**For a Free Valuation:**  
**T: 01 2100 360**



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For Sale by Private Treaty



227 Grange Road, Rathfarnham, Dublin 14

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

## For Sale by Private Treaty

# 227 Grange Road, Rathfarnham, Dublin 14



Allen and Jacobs are delighted to present this truly stunning and very large detached family residence in this most popular and convenient of residential addresses. Presented in wonderful condition throughout, the bright and airy accommodation briefly comprises entrance hall, living room, dining room, kitchen/breakfast room, study/playroom, guest wc, 4 double bedrooms (master ensuite) and family bathroom. A good sized private rear garden is complimented by off street parking to the front.

Positioned in a quiet cul de sac location, the location is extremely convenient with plenty of amenities close by including Marlay Park and St Endas Park. The M50 is only minutes away giving easy access to the city centre and all major transport routes. A selection of bus routes are within walking distance. The villages of Rathfarham and Terenure are also within easy reach with their wide selection of bars, restaurants and shops. A number of South Dublin's finest primary and secondary schools are within easy reach.

### At A Glance

- Stunning Condition.
- Double Glazed Windows Throughout.
- GFCH.
- Extensive Use Of Timber Flooring.
- Extensive Use Of Recess Lighting.
- Off Street Parking.
- Secluded Rear Garden.
- Light Filled Accommodation.
- Close to M50 & Within Easy Reach of the City Centre.
- Beside All Amenities.



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
t : 2100360 f : 2789494  
e : info@allenandjacobs.ie  
w : allenandjacobs.ie

### Notes:

### Negotiator

Andrew Allen MIPAV MCEI

### Accommodation

Entrance Hall: 5.46m x 1.46m:

Living Room: 5.46m x 3.65m: Stove with timber mantle and slate surround. Double doors to...

Dining Room: 3.65m x 3.65m: With door to...

Kitchen/Breakfast Room: 3.85m x 3.65m: With wonderful country style fitted kitchen with extensive range of wall and floor units.

Study/Playroom: 3.42m x 2.33m:

Guest Wc: 2.33m x 1.83m: With wc, whb and understairs storage.

Landing: 3.85m x 2.89m: Hotpress with immersion. Access to attic.

Bedroom 1: 4.5m x 3.65m: With tv and telephone points.

Ensuite: 2.76m x 1.14m: With wc, whb and built in shower. Tiled wall and floor.

Bedroom 2: 3.95m x 3.45m:

Bedroom 3: 3.65m x 2.75m:

Bedroom 4: 3.65m x 2.75m:

Bathroom: 2.59m x 2m: With wc, whb and bath.

### Outside

To the front is a large driveway providing extensive off street parking. To the rear is a fantastic secluded garden.

