



Fernbank 31A Thorncliffe Park, Rathgar, Dublin 14 D14K7V2

Beirne
& Wise



31A Thorncliffe Park, Rathgar, Dublin 14 D14K7V2

For Sale By Private Treaty

Fernbank, a distinctive, detached residence superbly located in this most prestigious of residential enclaves just off Orwell Road in Rathgar. Built in 1992, this attractive, three bedroom residence is built on a corner site with a front garden, side and rear gardens. There is great attention to detail throughout; the property features an atrium style reception hall with large stained glass window, a mahogany staircase with open balustrade and underside panelling, a galley landing, and panelled doors with architrave surrounds and brass fittings. The flow of the accommodation on the ground floor is ideal for entertaining; and there is access to the gardens from the living/dining room, and the sunroom.

The accommodation is bright and well-proportioned with a lovely aspect over the gardens, and it contains all the attributes of a fine home. Extending to 133sq.m, the principal rooms enjoy wonderful views of the beautiful gardens. The accommodation comprises of an entrance porch, reception hall, a spacious living/dining room with access to the side garden, kitchen/breakfast room, sunroom with access to the rear garden, utility, and a guest w.c. with cloakroom area. Upstairs there are three double bedrooms (one en-suite), and a family bathroom. There are two attic rooms on the top floor with access to extensive storage in the eaves.

The location is superb; within a short distance of Rathgar village, with its specialist boutique style shops, local shopping, artisan cafes, restaurants, Herzog Park, and Rathgar Tennis & Bowling Club. There is an extensive range of amenities available in nearby Rathmines, Churchtown and Dundrum; these include shopping centres, primary and secondary schools, and sporting facilities. There is a selection of Dublin's premier primary and secondary schools close by; Ardtona, Rathgar Primary, Kildare Place, Stratford College, The High School, and Alexandra and Gonzaga Colleges. Leisure facilities abound with Milltown Golf Club, Dartry Park,



Special Features

- Distinctive, detached residence
- Spacious accommodation: 133 sq.m.
- Within an easy walk of the LUAS at Windy Arbour
- Large corner site with mature gardens
- Prestigious, sought after location
- GFCH/ Alarm

View

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





Accommodation

PORCH

A curved paved step leads to the double, sliding glass doors, opening into the porch with tiled floor.

Double solid wood doors open into the...

RECEPTION HALL

The hall with tall, stained glass window, provides access to the downstairs accommodation

GUEST W.C./CLOAKROOM

Archway opens to the cloaks area, and leads to the guest W.C. This is fully tiled with a w.c., and a w.h.b.

LIVING/DINING ROOM

6.53m x 4.09m

A very spacious reception room with box bay window, it overlooks and has access to the side gardens. With a marble fireplace and hearth

KITCHEN/BREAKFAST ROOM

5.43m x 2.71m

A fine size room with ample room for dining, complete with a range of wall and floor fitted cabinets with tiled splashback. It has a double oven, hob, extractor fan, microwave and fridge freezer. It is open plan with the sunroom, and a door provides access to the utility room

SUNROOM

3.60m x 2.69m

Overlooking the rear garden on three sides, this is a light filled room with doors opening out to the gardens

UTILITY

1.93m x 1.46m

With fitted cupboards and a stainless steel sink unit and drainer, this is plumbed for a washing machine, dishwasher and dryer. There is access to the under stairs storage. The utility is connected to both the kitchen/breakfast room and living/dining room

FIRST FLOOR

The mahogany staircase with open balustrade and underside panelling, leads to the first floor landing

LANDING

The gallery landing overlooks the hall, and the stained glass window allows light to flood through the accommodation on this level



BEDROOM ONE

4.12m x 3.59m

A large double bedroom, with wall to wall built in wardrobes, chest of drawers, and a vanity unit.

Access to en-suite...

ENSUITE

With tiled walls, w.c., w.h.b. set in a vanity unit with a mirrored cabinet overhead. There is a tiled shower cubicle with chrome shower fittings

BEDROOM TWO

4.11m x 2.86m

A spacious double bedroom with box bay window, it features fitted wardrobes and storage

BEDROOM THREE

3.57m x 2.71m

A third double bedroom, with fitted wardrobes and storage

BATHROOM

The bathroom is fully tiled with suite comprising of a w.c., w.h.b. set in vanity cabinet with wall mirror overhead, and a bath with telephone shower

TOP FLOOR

The mahogany staircase continues to the top floor

The attic has been converted (27sq.m), and comprises of a landing and two attic rooms, with ample storage in the eaves

GARDENS

The boundary is walled with mature hedging providing great privacy to the property and gardens. The cobble lock front garden offers off street parking for several cars. There is separate access to both the rear and side gardens; these are well tended with a selection of shrubs, and an abundance of mature trees and flowering plants. In addition, the side garden is pebbled, with paved pathways and a stone feature, a path leads behind the house to the rear garden, and this features a paved patio. There is a garden shed in the front, and the boiler shed is located in the rear garden

BER

Number: 110279452

Output: 201.79 kWh/m²/yr.

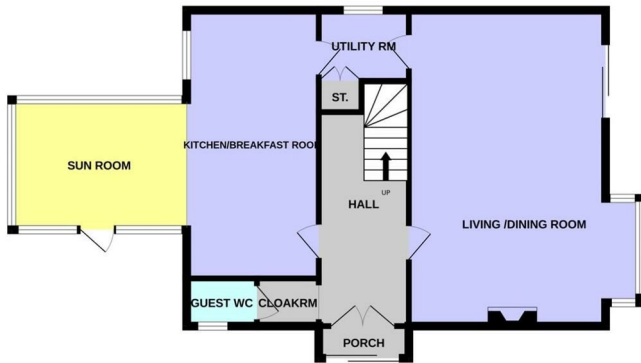




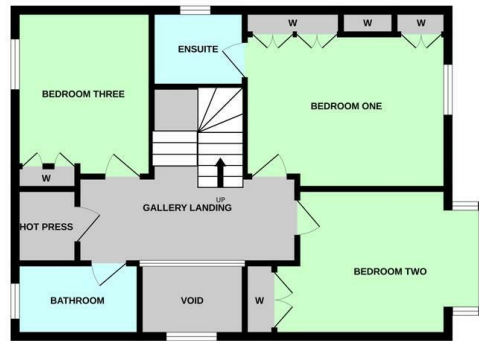




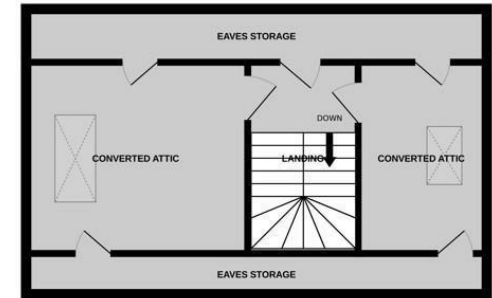
GROUND FLOOR



1ST FLOOR



ATTIC



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