



4 Fairways, Rathfarnham, Dublin 14 D14YF84

Beirne
& Wise



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For Sale By Private Treaty

This is a most appealing, extended four bedroom, semi-detached house of approx. 164 sq. m. including a contemporary attic conversion. It is very well located in this mature residential area, surrounded by a wealth of local amenities. Built in the 1960's, No. 4 has all the attributes of a good family home with light filled rooms of generous proportions, with a terrific balance of both living and bedroom accommodation.

This residence has been extended, reconfigured and refurbished under the guidance of Architect Joe Fallon, to a very high standard. It offers potential buyers a home in "turn key condition" in a tastefully presented classic contemporary style. Good design, consideration to detail, paired with top quality materials and workmanship, make this spacious light-filled residence a home of true distinction.

The well-appointed accommodation briefly comprises; hall, guest w.c. living, family/playroom, open plan kitchen/dining/living with adjoining laundry closet. At first floor there are four double bedrooms - one en-suite, and bathroom. A well converted attic with dormer window offers great flexibility, with an adjoining shower room and a storage closet.

There are an enviable range of facilities close by, with excellent local shopping at Rathfarnham Shopping Centre, Village and the new pedestrian bridge over the river Dodder provides easy access to Templeogue Village as well. It is close to the Dundrum Town Centre and there is easy access to the M50 motorway. Wonderful leafy walks by the river Dodder with the new cycle lanes connect Bushy, Orwell and Dartry Parks. Leisure facilities abound with the wonderful Library at Ballyroan, Templeogue Tennis Club and Rathfarnham Castle to mention a few. There is a comprehensive selection of well-established junior and secondary schools (both public and private) nearby, as well as frequent bus routes (15B, 15D, 49, 65 and S6) providing transport to the city centre and beyond.



Special Features

- Spacious well – proportioned family home.
- Extended, reconfigured and refurbished to a high standard.
- Superb attic conversion with dormer window.
- GFCH
- Floor area 164 including attic conversion.
- Contemporary fit-out throughout.
- Excellent location 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

An inviting and spacious hall with composite front door and glazed side panel, attractive tiled flooring with built-in mat well and vertical radiator. Access to;

GUEST WC

Fully tiled, with w.c. and vanity w.h.b. and access to under stairs storage.

FAMILY / PLAYROOM

4.33m x 2.37m

A multi-purpose room with timber style flooring with built-in cabinetry for TV with plenty of storage.

LIVING ROOM

4.91m x 3.92m

A nicely proportioned room with coved ceiling, timber style flooring with built-in solid fuel stove, with polished granite surround and hearth which provides a focal point for this comfortable room. Folding double doors interconnect to;

KITCHEN / DINING / FAMILY

8.85m x 3.07m

Family friendly spacious area with ample room for dining and family living, extending the full width of the house, with tiled flooring, recessed down lighters, concertino doors provide access to the secluded rear garden. The kitchen area is fitted with selection of floor and wall mounted with Franke double sink with sleek monochrome tap, built-in Neff double oven, Siemens ceramic hob and overhead Rangemaster extractor fan, integrated fridge/freezer, Neff dishwasher and a convenient breakfast bar counter. Access to;

LAUNDRY

It is plumbed for both a washing machine and dryer.

FIRST FLOOR

LANDING

With attractive stair balustrade leading to landing with access to Hot Press.

BEDROOM ONE

3.77m x 2.56m

Double bedroom to the rear – spacious and bright, with built-in wardrobes and access to;

EN-SUITE

Well appointed, fully tiled with w.c., shower cubicle with thermostatic valve and vanity w.h.b. with a velux window and recessed lighting.

BEDROOM TWO

3.52m x 3.64m

To the rear, a generous double room with wardrobes.



BEDROOM THREE

4.16 m x 3.28m

To the front, this is another spacious double room with extensive bespoke built-in wardrobes.

BEDROOM FOUR

5.39m x 2.50 m max

A double room again to the front with dual windows.

BATHROOM

Contemporary, fully tiled with suite comprising; bath, large shower cubicle with thermostatic shower valve, vanity style w.h.b., w.c. and chrome towel radiator.

LANDING

Stairs continues up to landing with overhead roof light.

ATTIC STUDIO

4.75m x 4.45m max (incl. Shower room)

Great conversion, bright and airy thanks to the large dormer window, presently used as extra bedroom space with adjoining storage area and access to eaves storage space.

SHOWER ROOM

Fully tiled with shower cubicle, vanity w.h.b. and w.c.

GARDENS

The walled front garden with electronic slide across gates is easily maintained with cobble lock driveway offering generous off street parking. There is perimeter planting which shields the eye from passing traffic. A gated side entrance leads to the sheltered rear garden (12m x 10m approx.) with a generous lawn area, perimeter sandstone paving and patio area - well positioned to catch the afternoon and evening. There is also a purpose built concrete shed.

BER

Number: 103315958

Output: 270.29 kWh/m2/yr.





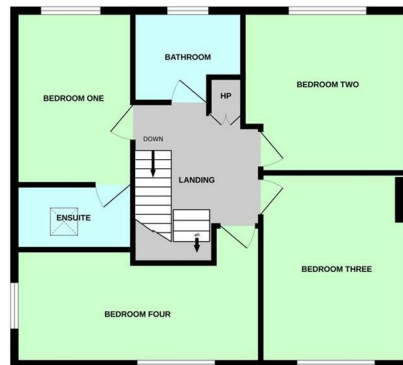




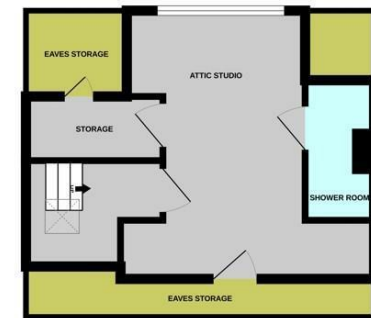
GROUND FLOOR



1ST FLOOR



ATTIC LEVEL



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