



5 Thorncliffe Park, Rathgar, Dublin 14, D14PN81

Beirne
& Wise

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For Sale By Private Treaty

No 5 presents a most appealing frontage with a Virginia creeper framing the curved porch entrance and bay windows on both the ground and first floor. This handsome 1930's semi-detached residence of 180sq.m.(1,938sq.ft.) approx. (including integral garage) retains much of the charm and character associated with homes of its era, taking many influences from the earlier Arts and Crafts movement. It is superbly located in this most prestigious of residential enclaves just off Orwell Road in Rathgar, less than four miles from St. Stephens Green

This much loved family home has been well maintained over the years, however there is still ample opportunity to enhance and extend into the rear garden if so required (subject to P. P.) A stroll around Thorncliffe Park will confirm the confidence in the area with a superb range of high-end refurbishment projects been carried out in recent times. The accommodation is bright and well-proportioned with a lovely aspect and has all the attributes of a good family home. There are wonderful mature views from every window in the house.

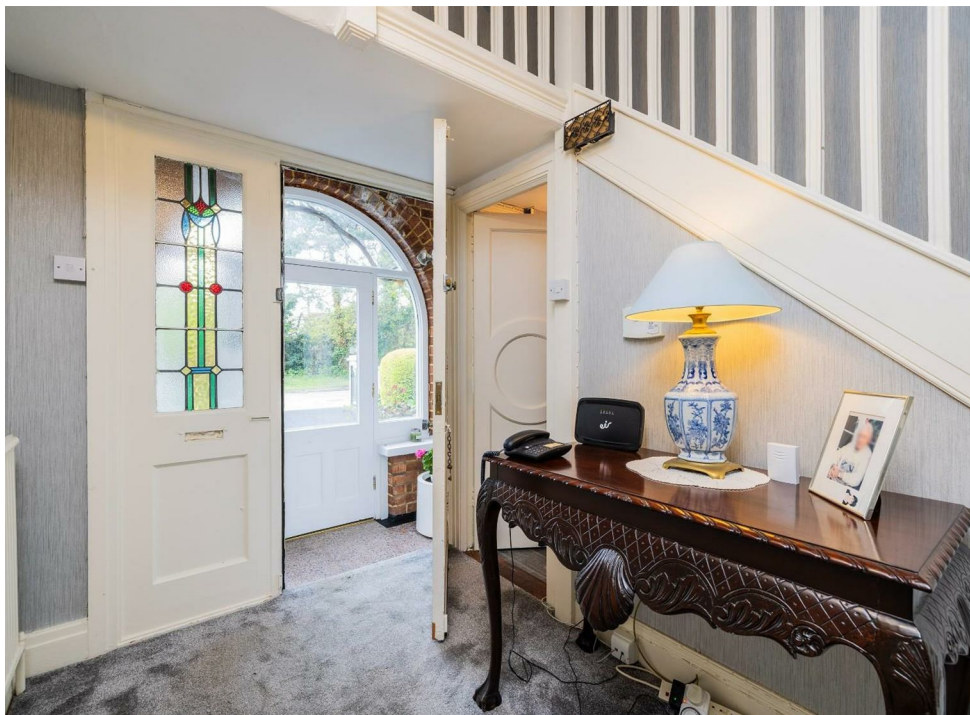
The location needs little introduction within minutes of Rathgar village, with its specialist boutique style shops and restaurants, with all the amenities of Churchtown and Dundrum nearby. There is a selection of Dublin's premier primary and secondary schools close by; Ardtona, Rathgar Primary, Kildare Place, The High School, Alexandra and Gonzaga Colleges to mention a few. Leisure facilities abound with Milltown Golf Club practically in sight, within walking distance of Orwell Park connecting Dartry and Bushy Park via the leafy Dodder Linear Park. The LUAS stop at Windy Arbour is just a stroll and provides speedy access to St. Stephen's Green and beyond, with the 14 bus stop nearby.

Special Features

- 180 sq. m. (1,938 sq. ft.) approx. including integral garage.
- Double glazed PVC windows with the exception of living room bay window.
- Prestigious, sought after location.
- Within an easy walk of the LUAS at Windy Arbour.
- Many original period features intact.
- Superbly proportioned rooms with high ceilings.
- Tremendous potential to extend (subject to P. P.)
- OFCH.

View

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







Accommodation

PORCH

Enclosed porch with glazed door and low level side windows with original terrazzo flooring original panelled front door with stained glass inserts lead to;

GUEST WC

With stained glass leaded window, w.c. and w.h.b.

RECEPTION HALL

4.91m x 2.70m

Warm and inviting with high ceilings with in-situ coved ceiling and access to all rooms.

LIVING ROOM

5.02m x 4.31m max.

This is a generous reception room to the front with wonderfully large bay window with original stained glass inserts, coved ceiling with the period fire place with timber mantel and tiled insert which provides a focal point for this delightful room. Access via sliding doors to;

DINING ROOM

4.14m x 4.09m

Again a well-proportioned reception room with coved ceiling, open fireplace, with original glazed French doors with fanlight lead to;

SUNROOM

6.00m x 2.49m

Taking in the full vista of the delightful rear garden, this multi-purpose space is double glazed with timber flooring, wall lighting points and double French doors lead to the patio.

KITCHEN/ BREAKFAST ROOM

5.63m x 3.94m

Overlooking the rear garden, dual aspect with ample room to dine with tiled flooring, an array of floor and wall mounted units, with tiled splash back. Plumbed for a dishwasher, washing machine and dryer and original hatch to dining room. Access to Sunroom and Garage.

GARAGE

5.01m x 2.82m

Integral garage - ideal for conversion (subject to P.P.) with access to the side passage. The OFCH boiler is located here and the internal walls have been recently insulated.

FIRST FLOOR

LANDING

Attractive Art Deco style staircase leads to a bright and spacious landing with original panelled doors and access to the Hot Press and attic space.



BEDROOM ONE

5.20m x 4.10m max.

This is a spacious double room, with bay window overlooking the front garden, with coved ceiling and picture rail and built-in wardrobes.

BEDROOM TWO

4.11m x 4.10m

Also a very spacious double room overlooking the rear garden with coved ceiling and picture rail, original tiled fireplace with contemporary built-in wardrobes.

BEDROOM THREE

3.29m x 2.81m

Another double sized bedroom overlooking the rear garden with coved ceiling and picture rail with a contemporary built-in wardrobe.

BEDROOM FOUR

4.19m x 2.82m

A generous double room overlooking the front garden with coved ceiling and picture rail.

SHOWER ROOM

Fully tiled with suite comprising; w.h.b., shower cubicle with electric shower unit and wc.

GARDENS

The front garden with sweeping tarmac driveway offers generous off street parking with a selection of deciduous and evergreen shrubs and flowering climbers around the perimeter offering year round interest. The gated side entrance leads to the secluded and not overlooked rear garden 21.00m long x 11.50m wide approx. The garden is mostly in lawn - with a generous patio area extending the width of the property and a centrally positioned flower filled with rose bushes. Stepping stones provide access to the end of the garden which is well screened with an abundance of mature flowering trees and shrubs. There is access to the old coal shed and w.c.

BER

BER Number: 117349894

BER Output: 272.44 kWh/m²/yr.









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1ST FLOOR
NaN sq.ft. (NaN sq.m.) approx.



GROUND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



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