



St. Enda's Cottage, Sarah Curran Avenue, Rathfarnham,
Dublin 16, D16K6H2

Beirne
& Wise

St. Enda's Cottage, Sarah Curran Avenue, Rathfarnham, Dublin 16, D16K6H2

For Sale By Private Treaty

View and appreciate this truly inviting detached dormer style residence, well situated on this secluded corner site. This stunning architect designed property (built in 2020) has replaced the original cottage- obviously greatly enlarged, resulting in a future proofed home with an enviable B1 Energy Rating. Excellent design, attention to detail, coupled with high specification materials and workmanship with more than a touch of imagination and creativity set this home apart from the rest.

The internal layout reflects today's desire for an informal style of living with a superb open plan living/dining/kitchen area being the axis on which the whole house revolves with access to the sheltered west facing courtyard style terrace - a truly delightful outside room.

The accommodation comprises; Entrance Hall, living room, kitchen/dining/family room, utility room, shower room, principal bedroom with ensuite and two further bedrooms with one further ensuite on the ground floor. The attic has been converted providing three generous attic rooms - again one with ensuite and walk-in wardrobe, a bathroom and store/plant room complete the picture.

This property is ideally positioned close to St Enda's Park with Marley Park and all its associated leisure facilities, The Grange Golf Club and Three Rock Hockey Club just minutes away. There is a selection of both junior and senior schools nearby as well as good shopping facilities and within minutes of Rathfarnham Village and Rathfarnham Shopping Centre, not forgetting easy access to the M50 motorway.

Viewing is highly recommended to appreciate this unique property has to offer with landscaped rear and side gardens.

Special Features

- Secluded corner site with wrap around gardens.
- Future proofed home with an enviable BER of B1
- OFCH with pressurized domestic hot water system.
- Floor area 148 sq. m. ground floor & 113 sq. m. converted attic approx.
- Contemporary interior with high spec fit out.
- Double glazed windows and composite front door.
- Sheltered large terrace with westerly aspect & landscaped gardens.

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 dramatic entrance to this unique home with a large Veranda with white/black octagon mosaic tiling, which is carried through -with maximum impact into the inviting entrance hall. There is a stunning bespoke oak staircase and access to;

LIVING ROOM

5.21m x 3.86m

This dual aspect room with multi-level ceiling detail is fitted with recessed down lighters and concealed lighting which adds great character to the room. This is a light filled room with porcelain tiling, radiator cabinet and access to the terrace.

UTILITY ROOM

3.04m x 2.71m

Plumbed for washing machine and dryer with space for extra fridge with floor and wall mounted units compete with s.s. sink and porcelain tiling. The boiler is located here. There is access to the plant room, side passage way and;

SHOWER ROOM

Fully tiled with recessed down lighters with suite comprising; vanity basin with overhead mirror, w.c., walk-in shower with drench shower and separate adjustable head with flexible hose, concealed cistern w.c. and chrome towel radiator.

KITCHEN /DINING / LIVING

8.20m x 5.42m

Breath taking space! - with porcelain floor tiling, generous living area complete with free standing pivotal solid fuel stove, recessed down lighters with access to the sunny terrace. The L- shaped kitchen area with bay window is fitted an array of shaker style floor and wall mounted bespoke units with quartz worktops and upstands, incorporating a ceramic hob, extractor unit, built-in double oven /microwave unit, an integrated fridge/ freezer, dishwasher, recessed counter top lighting and sociable island unit with a recessed sink unit with swan neck tap and dropped pendant light points/ breakfast bar including sink with swan neck tap and overhead pendant lighting. There is another sliding door to the terrace.

BEDROOM ONE

7.01m x 3.86m

Accessed from Lobby, this is the principal bedroom with sliding door to the terrace, with multi- level ceiling similar to living room, with extensive bespoke built-in wardrobes and porcelain floor tiling. Access to;

ENSUITE

Well appointed, fully tiled, with contemporary bathroom fixtures similar to Shower room, with extra-large walk-in shower with drench shower and flexible shower head, vanity wash hand basin with mirrored cabinet above, w.c., with chrome towel radiator and recessed down lighters.

BEDROOM TWO

3.61m x 2.99m

Double room with porcelain tiling and built -in wardrobe with access to;

ENSUITE

Fully tiled with recessed down lighters with suite comprising; vanity basin with overhead mirror, w.c., walk in shower with drench shower and separate adjustable head with flexible hose, concealed cistern w.c. and chrome towel radiator.



BEDROOM THREE / FAMILY ROOM

4.30m x 4.03m

This is another double room presently used as a part of a self-contained unit for a family member with access from both the lobby and side passage. It is fitted with a small kitchen area complete with hob, oven and space for a fridge.

FIRST FLOOR

LANDING

Bright and airy with high spec. laminate flooring throughout the converted attic. There is a series of three roof lights along the corridor, with access to Store Room/ Plant Room.

BATHROOM

A stunning, fully tiled family bathroom with luxurious suite similar to the other bathroom facilities with bath complete with screen, vanity wash hand basin and w.c.

ATTIC ROOM ONE

5.67m x 4.26m

At the end of the corridor - a generous space with twin roof lights and access to walk-in wardrobe fitted with floor to ceiling bespoke built-in units. Access to;

ENSUITE

With roof light with wonderful marble effect tiling throughout with suite comprising; vanity basin with overhead mirrored cabinet, w.c., extra spacious walk in shower with drench shower and separate adjustable head with flexible hose, concealed cistern w.c. and chrome towel radiator.

ATTIC ROOM TWO

4.23m x 4.23 m max.

Similar to other attic rooms with built-in wardrobe and roof light.

ATTIC ROOM THREE

3.81m x 3.08m

Another generous space with roof light.

GARDENS

St Enda's cottage is well screened from its surroundings with beautiful old granite walling and access is through an electronic gate shared with a second property. Another entrance leads to the separate front garden - easily maintained with a generous driveway offering plenty of off-street parking with a gated side entrance leading to the wonderful rear garden. Totally secluded with an extensive sheltered west facing terraced area which is perfect for Al fresco dining and outdoor entertaining with sun throughout the day. This is a "room outside" with level access from none less than four sliding doors with similar floor tiling to the interior. Steps lead from the terrace to a manicured lawn area bordered with well stocked raised planter beds with the wonderful old walling providing a backdrop for the continuous perimeter flower beds delivering seasonal pleasures with a selection of herbaceous, perennial plants, climbing roses, fruit trees and much more. This is a very secluded garden - not overlooked, presently full of spring birdsong with a bee friendly wildflower section, a water feature with water lilies, outdoor lighting and tucked away to the rear a hexagonal green house and a vegetable plot completes the picture.

BER

Number: 117474924

Output: 86.81 kWh/m²/yr.



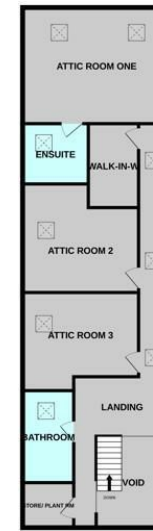






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ATTIC LEVEL



GROUND FLOOR



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