



163 Nutgrove Avenue, Rathfarnham, Dublin 14, D14E049

Beirne
& Wise



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For Sale By Private Treaty

View and appreciate this exceptional, smartly extended, end of terrace house with a generous side entrance leading to a wonderful 18.5 m long approx. mature rear garden. This family home has undergone recent extensive remodelling and refurbishment. This three-bedroom residence has been imaginatively extended to the rear, providing a contemporary bright and airy open-plan kitchen / dining / family area. Presented in "turnkey" condition, where good design, high specification materials, exemplary workmanship are the key elements of this successful transformation. The result is a stunning ultra-comfortable, home ready and waiting for its new owners.

The location can only be described as one of great convenience, with regular bus services and LUAS providing access to Dublin city centre and beyond. There is excellent local shopping and amenities at Nutgrove, Rathfarnham, Churchtown and Dundrum Town Centre nearby. This family friendly area has a selection of junior and senior schools within walking distance as well as an enviable choice of parks; Loreto, Rathfarnham Castle, St Enda's and Marlay -with all their associated leisure facilities. A ten-minute drive will have you in the Dublin Mountains and there is easy access to the M50 motorway.

Viewing is highly recommended to fully appreciate this very special home.



Special Features

- Floor area 112 sq. m. approx.
- Built-in cabinetry, storage units, wardrobes and panelled walls.
- Ring doorbell and security system with Smart electric blinds
- Generous off street parking
- Double glazed windows and doors
- Refurbished and extended with great style.
- Oak finish flooring at ground floor level, carpets at first floor level.
- Generous side entrance leading to 18.5 m approx. long garden
- Garden shed with power

View

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





Accommodation

HALL

A welcoming and extended hall with oak timber style flooring complete with matwell, built in monks bench, attractive panelled wainscotting, radiator cabinet and access to understairs storage and

GUEST WC

Fully tiled with contemporary close coupled w.c. and vanity w.h.b. with extract fan.

LIVING ROOM

4.40m x 3.10m

To the front, this is a bright and airy room with bespoke built-in low-level cabinets and overhead open shelving with lighting on either side of the contemporary enclosed multi-fuel fireplace with Boru fire door, which provides a focal point for this comfortable room. There is timber style flooring and a radiator cabinet.

KITCHEN / DINING / FAMILY

9.50m x 5.51m max.

Extending the full width of the house with timber style flooring and recessed down lighters throughout. This room is perfect for modern day living / entertaining with a pitched ceiling emphasising the volume of this wonderful space. The kitchen area is fitted with an array of floor and wall mounted shaker style painted units with a generous island unit incorporating a family friendly breakfast bar with built in power sockets and overhead pendant lighting points. There is a built-in oven, microwave/ oven, five ring gas hob with an overhead extractor unit, integrated dishwasher and space for an American style fridge/freezer. There is a Belfast sink complete with swan neck tap with two tone quartz worktops throughout. There is a full height double storage press incorporated within the kitchen. To the left is the designated dining area with ample room for entertaining and a family area to the right, both enjoying wonderful views over the garden and the skyline. Again, there is a bespoke built- in storage unit with an alcove for a TV and overhead open shelving with lighting. This space enjoys great light with the combination of four large roof lights, a high-level gable window and French doors leading to a large patio area.

UTILITY ROOM

With built-in units with generous storage and plumbing for a washing machine and a dryer. The combi boiler is also located here. There is access to the side passageway.

FIRST FLOOR

LANDING

With Stira fold downstairs providing access to the floored attic space.



BEDROOM ONE

5.00m x 2.9m max.

To the front, overlooking the park with scenic views of the Dublin Mountains, this is a generous double room with built-in wardrobes whilst retaining the original cast iron fireplace.

BEDROOM TWO

3.18m x 2.28m

This is a double room and has splendid views over gardens and beyond.

BEDROOM THREE

2.72m x 1.71m

Presently used as child's nursery room or would make a perfect home office.

SHOWER ROOM

Well appointed, fully tiled, with large step in shower cubicle with screen, close coupled w.c. vanity style w.h.b. with overhead mirrored cabinet, recessed down lighters and extract fan.

GARDENS

The walled front garden is easily maintained and offers generous off-street parking. There is an extra wide gated side entrance leading to the delightful 18.5m long approx. rear garden. A retractable clothesline, power sockets, an outdoor tap and a wood/log storage unit are well concealed along the side passage. There is a wonderful low walled patio area with concealed lighting and porcelain paving which flow seamlessly from the kitchen/ dining/ family room providing the ultimate "outdoor room" perfect for al fresco dining and entertaining. The garden has a generous lawn area with beautiful raised flower beds and seating and a gravelled walkway to the barrel log style garden shed complete with power.

BER

Number: 108146812

Output: 164.65kWh/m2/yr.









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1ST FLOOR



Beirne
& Wise

Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie