



103 Nutgrove Avenue, Rathfarnham, Dublin 14, D14 NV90

Beirne
& Wise



For Sale By Private Treaty

No. 103 is a smart, extended, three-bedroom end of terrace house with a delightful rear garden backing on to the Castle Golf Club. No. 103 is well situated on this most popular road ideally positioned between the villages of Rathfarnham and Churchtown.

The bright and well-presented accommodation (90sq.m), has been well maintained over the years and comprises of an entrance porch, hall, living room, kitchen/breakfast room, sunroom, utility room and a shower room at ground floor level. Upstairs there are three bedrooms (1 ensuite). There are laminate floors throughout downstairs, and in the three bedrooms. There is off street parking for two cars, and there is access to the private extensive rear garden via the utility room to the side.

The area is one of immense conveniences, close to all the amenities of Rathfarnham, Churchtown, Nutgrove and Dundrum, including Nutgrove Shopping Centre, Nutgrove Retail Park, SuperValu in Churchtown, and the Dundrum Town Centre. There is a wide range of established junior and senior schools in the surrounding locations. It is within easy reach of the City Centre, and the M50 is very accessible. There are several direct bus routes to the City Centre, Dun Laoghaire and The Square Shopping centre, and Windy Arbour Luas Station is within easy access. There are numerous parks located close by; Loreto Park, Marley Park, Rathfarnham Castle Park, St Enda's Park and Bushy Park.

Special Features

- End of terrace property/ GFCH
- Potential to extend (STPP)
- Large rear garden
- Floor area 90sq.m approx.
- Off street parking
- Convenient location in this well-established residential area

Accommodation

HALL

With tiled porch leading to the hall with ceiling coving, laminate flooring and timber staircase leading upstairs.

LIVING ROOM

4.63m x 3.29m

Inviting reception room with large picture window to the front, ceiling coving, laminate floor, and the original, ornate, black cast iron fireplace with raised open grate, and slate hearth.

KITCHEN/DINING ROOM

5.10m x 2.69m

A large room with ceiling coving, complete with an array of wall and floor mounted kitchen units with tiled splashback and ample counter space, with sink, fridge freezer, cooker and extractor fan. There is access to the utility and shower room, and double doors open to the sunroom.

SUNROOM

2.68m x 2.23m

This room has large windows on three sides overlooking the rear garden, with laminate floor.



UTILITY

4.57m x 1.82m

With access to both the front and rear gardens. It is fitted with a range of wall and floor units with a sink, and it is plumbed for a washing machine.

SHOWER ROOM

With lobby leading to fully tiled shower room with a w.c., w.h.b. and walk in shower unit with screen doors, and shower fitting.

LANDING

With access to all rooms, and the attic

BEDROOM ONE

5.8m x 3.1m

This is the principal bedroom to the front aspect, a spacious double room with wardrobes, and access to the hot press.

ENSUITE

Tiled, with w.c., w.h.b. and a walk in tiled shower unit with Triton Shower

BEDROOM TWO

3.87m x 2.62m

This is a generous double room to the rear, overlooking the garden with the golf club beyond.

BEDROOM THREE

2.78m x 2.42m

This is a single room to the rear.

OUTSIDE

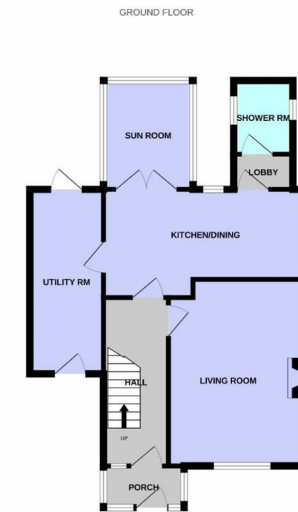
The front garden with hedges on both sides provides generous off-street parking with an easily maintained, gravelled driveway with paved edging. The side entrance through the utility leads to the delightful rear garden, a special feature of this property offering tremendous potential to extend (STPP). There is an extensive lawn with mature trees, and a path leads down to the large garden shed. This quiet and tranquil garden backs on to the grounds of the Golf Club.

BER

No. 105994776

Output: 349.39kWh/m².y





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