

Hamptons

INTERNATIONAL



Airfield House, 3 Rathgar Avenue, Rathgar, Dublin 6, D06C4H2

4  5  2 

GUIDE PRICE




£1,580,000

(€1,825,000)

Property details



Attributes



-  **Private parking**
-  **Garden**
-  **Refurbished**

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Description

4 bedroom house for sale Nestled in the heart of Rathgar, this beautifully renovated Georgian four-bedroom detached residence at 3 Rathgar Avenue combines timeless elegance with modern luxury. Perfectly situated on a quiet, tree-lined avenue, the property offers exceptional living space, contemporary finishes, and the rare opportunity to own a turnkey family home in one of Dublin's most sought-after locations. The home has been fully renovated with premium fixtures and finishes throughout. Inside, four spacious bedrooms, including a luxurious master suite with its own ensuite bathroom, provide excellent family accommodation. The generous open-plan living and dining areas are filled with natural light, while the bespoke designer kitchen features custom cabinetry, stone countertops, and top-of-the-line integrated appliances. In total, the property offers five beautifully styled bathrooms, ensuring both comfort and convenience for a busy household. The interior has been carefully designed with both style and practicality in mind. The welcoming entrance hallway leads to bright living spaces that flow seamlessly together, creating a warm and inviting atmosphere. Upstairs, each bedroom has been finished to the highest standard, with the master suite offering a peaceful retreat. Externally, the property makes an immediate impression with its freshly finished façade and landscaped surroundings. To the rear lies a sunny, private terrace with raised beds — a perfect blend of beauty and practicality, ideal for outdoor dining or relaxation. Convenient off-street parking is also accessed from the rear, ensuring both security and ease of use. Rathgar itself is renowned for its vibrant village atmosphere, leafy streets, and excellent amenities. From top schools and beautiful parks to boutique shops, gourmet cafés, and excellent transport links, everything you need is within walking distance. The location perfectly blends a family-friendly environment with easy access to Dublin's city centre.

Accommodation The entrance hallway sets the tone for the home, with classic ceiling coving, a decorative centre rose, and panelled walls with cleverly designed understairs storage. A white oiled Larch floor runs seamlessly through the reception spaces, creating a sense of flow. The living room (7.40m x 4.81m) is light-filled, featuring sash windows with shutters, an elegant gas fire, and direct access to the garden. Ceiling coving adds character, while the larch flooring enhances the bright, airy atmosphere. A second reception room, currently in use as a dining room (7.40m x 4.62m), mirrors these features with sash windows, shutters, ceiling coving, larch flooring, and an inset gas fire, making it ideal for both family dining and entertaining. To the rear lies the stunning kitchen and dining space (5.33m x 6.86m), finished with polished concrete flooring and recessed lighting. Wall and floor units provide excellent storage and are complemented by premium integrated appliances, including two Bosch ovens combi-steam and combi- microwave, Miele induction hob with external venting, and a Siemens dishwasher. A granite-surround fireplace anchors the room with custom built in cabinetry, while double sliding terrace doors open to the garden and separate door to secure parking beyond. A utility room (3.46m x 1.55m), also with polished concrete flooring, offers direct garden access and is fully plumbed for with Samsung washing machine and dryer. Additional wall and floor units provide practicality and convenience. Adjacent is a sleek wet room, fully tiled with a rainwater shower, floating toilet, and wash-hand basin. The landing features ceiling coving and attic access. The accommodation here includes four large bedrooms, each finished with wooden flooring, recessed lighting, and sash windows with shutters. The first bedroom (3.65m x 4.94m), set on the return, enjoys dual sash windows and is paired with a dedicated dressing room (4.16m x 3.61m). Its en-suite bathroom (4.16m x 1.10m) is fully tiled and includes a rainwater shower, floating toilet, wash-hand basin, heated towel rail, and a backlit mirror. To the rear is another generous double bedroom (4.16m x 3.16m) with sash windows, ceiling coving, and a walk-in dressing room. Its en-suite (2.47m x 1.36m) features built-in shelving, a rainwater shower, floating toilet, heated towel rail, and a stylish illuminated mirror. At the front of the house, a large dual-aspect double bedroom (5.90m x 3.21m) is flooded with natural light from sash windows on two sides. Its en-suite bathroom (3.07m x 1.00m) is tiled throughout and includes a bath with rainwater shower, vanity unit, toilet, and sash window with shutters. The principal bedroom (3.65m x 4.62m) runs the full length of the house and offers a superb sense of space with dual-aspect sash windows, recessed lighting, ceiling coving, and extensive built-in storage. Its en-suite (2.66m x 2.08m) is finished to the highest standard, with a fully tiled rainwater shower, floating toilet, vanity unit, heated towel rail, and mirror.

Outside To the front, the house sits behind a neat, railed lawn, setting it back gracefully from the street. To the rear, a private, sunny terrace with raised planters provides a tranquil outdoor retreat, enhanced by outdoor lighting, an electric point, and a water tap. Off-street parking, accessed via the rear, adds convenience and security.













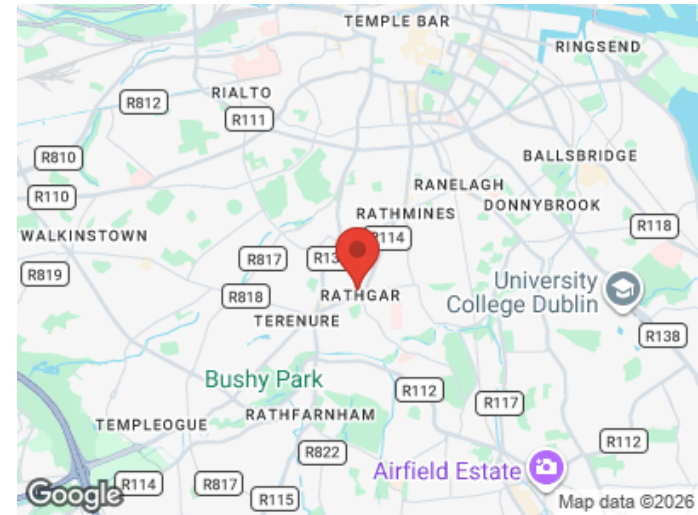








Location



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