

Hamptons

INTERNATIONAL



8 Glenbrook Park, Rathfarnham, Dublin 14, D14AE48

4  3 

GUIDE PRICE

£1,000,000

(€1,150,000)

Property details



Attributes

-  **Garage**
-  **Gym**
-  **Private parking**
-  **Garden**

8 Glenbrook Park, Rathfarnham, Dublin 14, D14AE48

GUIDE PRICE

£1,000,000

(€1,150,000)

4  3 

Description

4 bedroom house for sale**DNG 3D VIRTUAL TOUR OF THIS PROPERTY AVAILABLE**DNG Rathfarnham are delighted to present to the market 8 Glenbrook Park, Rathfarnham, Dublin 14, D14AE48. Located on the highly sought after Glenbrook Park off Butterfield Park, No. 8 is a simply magnificent four-bedroom, double-fronted, semi-detached family home with West facing rear garden, presented to the market in excellent condition having been maintained and upgraded to a very high standard over the years by its current owners. Developed to its full potential with full planning permission – the property has been extended substantially to the rear, over garage and also boasts a converted garage and a converted attic. Located within the catchment area of some of South Dublin's most well-regarded primary and secondary schools, this truly is a wonderful opportunity for any growing family looking to settle in this well-established area, just a short stroll from Rathfarnham village. The impressive, well-appointed accommodation comprises a porch, entrance hall with understairs storage, and a living room with interconnecting doors to the dining room. This, in turn, opens to the rear extension, creating a spacious open-plan living and dining area with direct access to the garden. There is also a utility room with access to the side passage, a guest WC, and a large kitchen with breakfast bar and pantry. The converted garage is currently used as a music room but could easily serve as a home office, playroom, additional reception room, or even a downstairs bedroom. The upstairs is equally impressive, currently laid out as three generous double bedrooms, although the first-floor layout could easily be adapted to provide five well-proportioned bedrooms. In its current layout, it comprises a large landing with hot-press off, a main bedroom with ensuite, two further double bedrooms, and a family bathroom. As mentioned the attic has been converted to a high standard, currently in use as a home office and it would lend itself to any number of uses. To the front the garden is set in stone and allows off street parking for a number of vehicles while the rear garden is an absolute gem, beautifully landscaped it boasts a large patio area, surrounded with mature hedging and a host of plants and shrubs and a West facing orientation – the ideal space to enjoy the sunshine all day and into the late evening. The list of local amenities in the area is very impressive with most of them within walking distance. Rathfarnham Village and Rathfarnham Shopping Centre are just a short stroll away and there is a selection of South Dublin's finest junior and senior schools also within a short walk. There are a number of bus routes close by providing easy access to the city centre with the M50 network just minutes away. Leisure facilities are well catered for with Marley Park, Dodder Valley Park, Ballyboden St. Enda's playing fields and gym facilities, again, all within walking distance.

GROUND FLOOR Porch 1.6m x 2.73m With tiled floor
 Entrance Hall 4.89m x 2.73m Wide and welcoming hall with timber floor
 Sitting Room 4.07m x 3.64m Open fireplace with marble mantel & granite hearth; timber floor ; interconnecting door to...
 Dining Room 4.25m x 3.64m Open fireplace with marble mantel & granite hearth; timber floor ; interconnecting door to...
 Living/Dining Room 3.65m x 6.77m Overlooking and with direct access to the rear garden; truly stunning raised ceiling with skylights; solid fuel burning stove & timber floor
 Utility Room 1.7m x 1.88m With built-in units, tiled floor and direct access to side passage
 Downstairs W.C. With tiled floor and WC & WHB
 Kitchen 3.17m x 5.46m Fully fitted kitchen with kitchen island, timber counter tops and tiled surround
 Pantry 1.26m x 2.34m With built-in shelving
 Sitting Room 3.78m x 2.63m Currently in use as a music room but would lend itself to any number of uses including study, playroom or even a downstairs bedroom

FIRST FLOOR Landing With carpet flooring
 Hot Press 2.15m x 1.62m Spacious hot press
 Main Bedroom 4.26m x 3.64m Spacious master bedroom with built-in wardrobes
 Bedroom 2 4.26m x 3.48m Very spacious double bedroom with built-in wardrobes
 En-suite Bathroom - (originally single bedroom) 2.91m x 2.76m Very spacious en-suite with WC, "His & Hers" WHBs, shower and heated towel rail
 Bedroom 3 5.14m x 2.63m Spacious double bedroom with built-in wardrobes
 Bathroom 3.37m x 3.91m High quality, fully tiled bathroom suite with WC, WHB, raised bath, separate shower and heated towel rail

SECOND FLOOR Attic Room 3.78m x 4.78m Converted to a high standard with skylights; versatile space currently in use as a home office and storage off



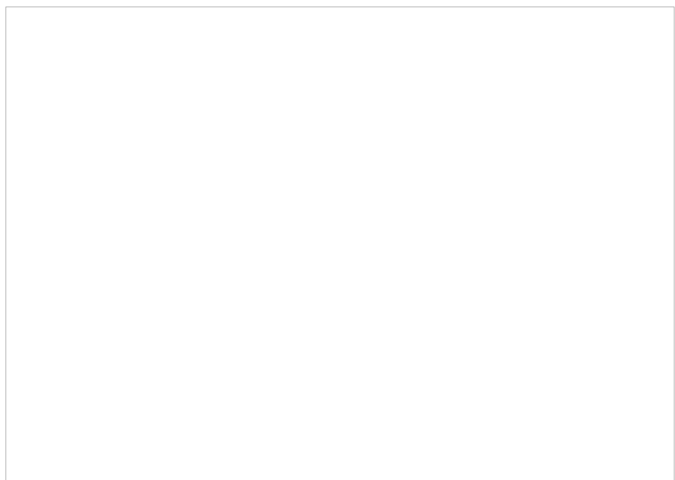






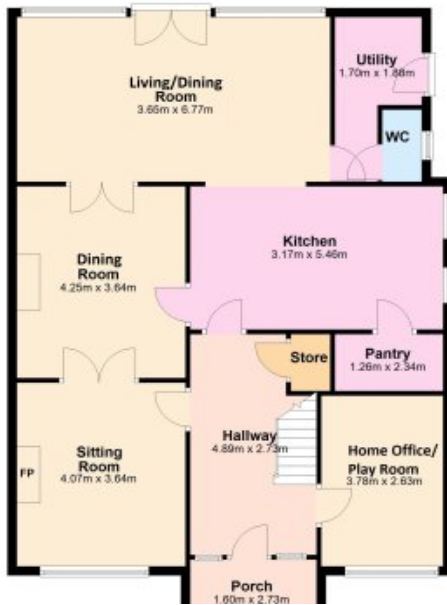




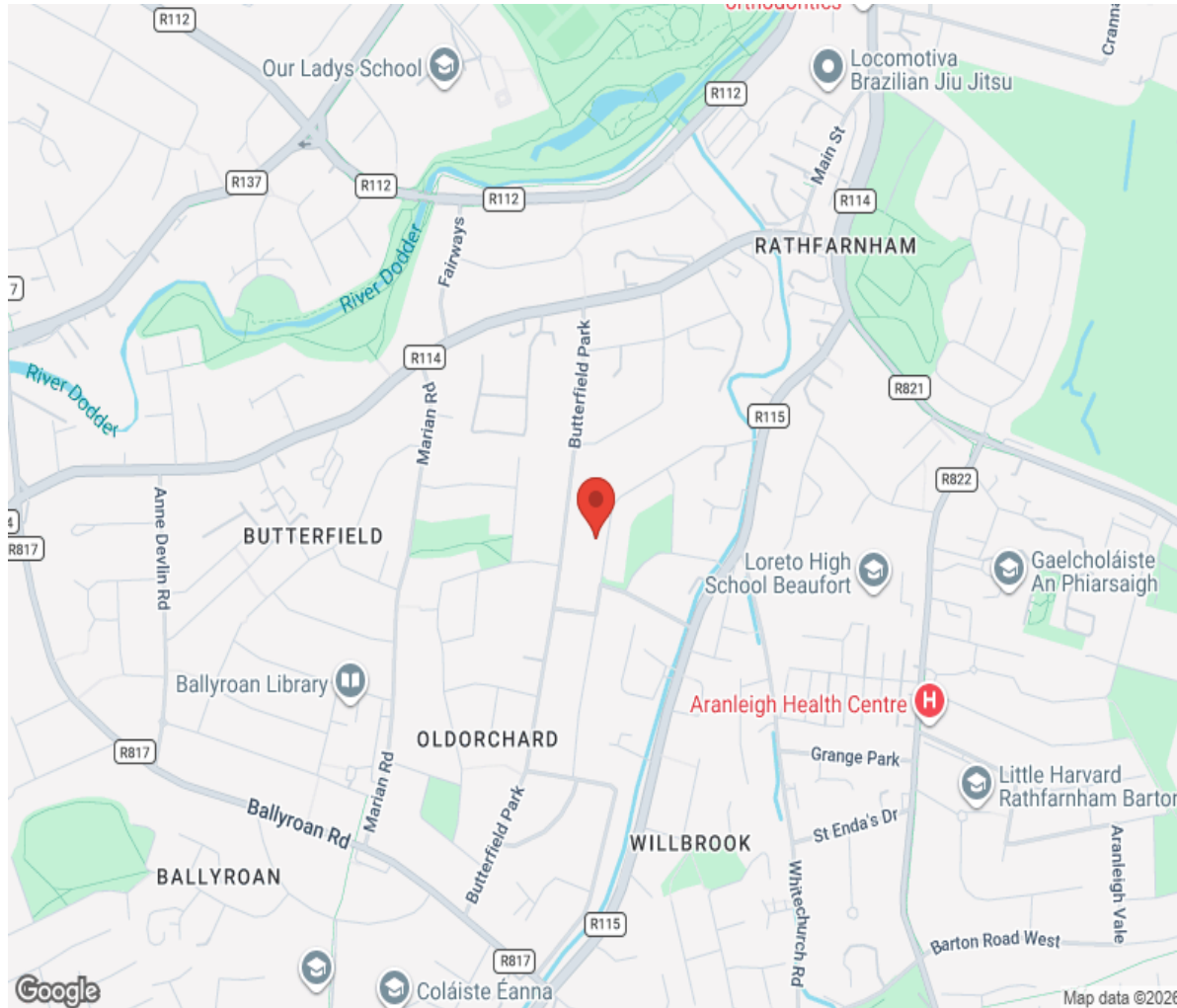




Floor plan



Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com