

Hamptons

INTERNATIONAL



62 Pine Valley Park, Harold's Grange Road, Rathfarnham, Dublin 16, D16X312

4  2 

GUIDE PRICE




£830,000

(€950,000)

Property details



Attributes

-  **Garage**
-  **Near golf course**
-  **Private parking**
-  **Garden**

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Description

4 bedroom house for sale**DNG 3D VIRTUAL TOUR OF THIS PROPERTY AVAILABLE**DNG are delighted to present to the market this substantial four-bedroom detached family home with garage, ideally positioned within the highly sought-after Pine Valley estate at the foothills of the Dublin Mountains, adjacent to Marlay Park. Presented in good condition and well maintained over the years, the property offers any family excellent potential to put their own stamp on it, with significant scope to extend subject to the relevant planning permission. Boasting an impressive, very private south-westerly facing rear garden extending to approximately 80 ft and situated within the catchment of some of the area's most well-regarded schools, this property is sure to appeal to buyers seeking a "forever home" in a mature, family-friendly and well-established location. The accommodation comprises an entrance porch leading to a wide and welcoming hall with understairs storage. There is a spacious living room which opens through to a dining area overlooking the rear garden. The fitted kitchen leads to a hall with direct access to both the garage and the rear garden. A recently renovated downstairs shower room & guest WC completes the ground floor. Upstairs comprises a large landing, a large beautiful master bedroom, two good size bedrooms, a single bedroom, and a family bathroom. To the front, the property is set in lawn with a tarmac driveway providing off-street parking for up to 2/3 vehicles. To the rear, the garden enjoys a sunny south-westerly orientation and extends to approximately 80 feet. It is particularly private and laid in lawn, bordered by a variety of mature shrubs and planting. Nestled within the highly sought-after Pine Valley estate, opposite Marlay Park and set against the foothills of the Dublin Mountains, this property enjoys an exceptional position in one of South Dublin's most desirable residential areas. The development is mature and well maintained, with a quiet setting, tree-lined avenues and generous open green spaces, offering a peaceful environment while remaining close to every amenity. Ideally positioned towards the rear of the development, the property is one of just five detached homes in a short row, located beside a large, private and beautifully maintained green area with seating, mature trees and shrubs. Marlay Park is just a short stroll away and provides an excellent range of amenities including scenic walks, sports facilities, a café and its popular weekend farmer's market. The area is exceptionally well serviced by a wide selection of highly regarded primary and secondary schools, including Wesley College, Loreto Beaufort, St. Columba's College, Scoil Naithí, Ballinteer Community School, and Divine Word NS. A variety of sports clubs, including Ballinteer St. John's GAA within easy access and Stackstown Golf Club which is on your doorstep. Residents enjoy superb connectivity, with numerous Dublin Bus routes (16, 14, 74, 175 & S8) nearby and the LUAS at Balally and the M50 just minutes' drive away. Excellent shopping facilities are available at both Ballinteer and Dundrum Town Centre, offering a wide range of retail, dining, and leisure options.***This property may qualify for the Vacant Homes Grant, subject to eligibility and conditions, which will assist qualifying new owners in their renovations and upgrades with a grant of up to €50,000. More information on the grant is available at <https://www.gov.ie/en/service/f8f1b-vacant-property-refurbishment-grant/>***LEGAL DISCLAIMER: DNG makes no representations or warranties of any kind, either express or implied, as to the eligibility of this Grant.

GROUND FLOOR Porch 2.23m x 1.21m Welcoming space with glass panel double doors to... Entrance Hall 4.73m x 2.29m Wide entrance hall with understairs storage off Living Room 4.73m x 4.41m Open fireplace with marble mantle and marble hearth; built-in cabinet and shelving Dining Room 3.98m x 3.47m Overlooking rear garden and leading to... Kitchen/Breakfast Room 3.98m x 3.23m Fitted kitchen with tiled surround, overlooking rear garden Hall 2.33m x 1.21m With direct access to garage and rear garden Shower Room 2.39m x 2.43m Modern, high quality bathroom suite with floor and wall tiling - wc, w.h.b and walk-in shower **FIRST FLOOR** Landing Landing - 3.73m x 3.12m With hot press off & access to attic Bedroom 1 3.51m x 4.5m Very spacious double bedroom with built-in wardrobe and shower Bedroom 2 2.47m x 2.61m Double bedroom overlooking front garden Bedroom 3 2.74m x 3.68m Double bedroom with built-in wardrobes Bedroom 4 3.12m x 3.02m Single bedroom Bathroom 1.76m x 2.2m Fully tiled high-quality bathroom with - w,c, w.h.b and bath









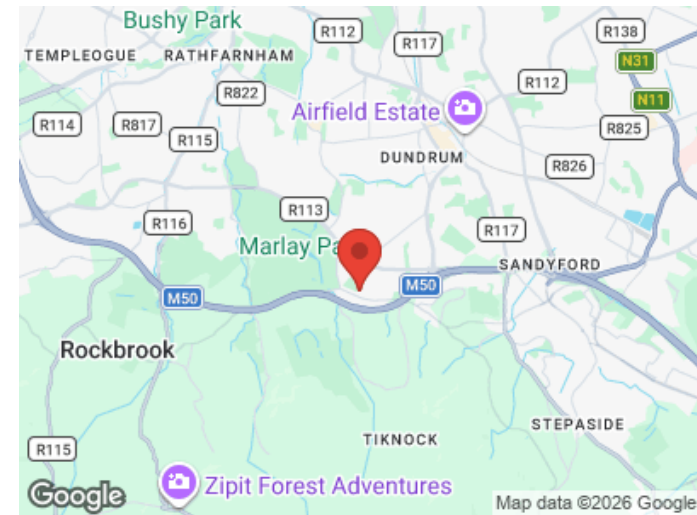
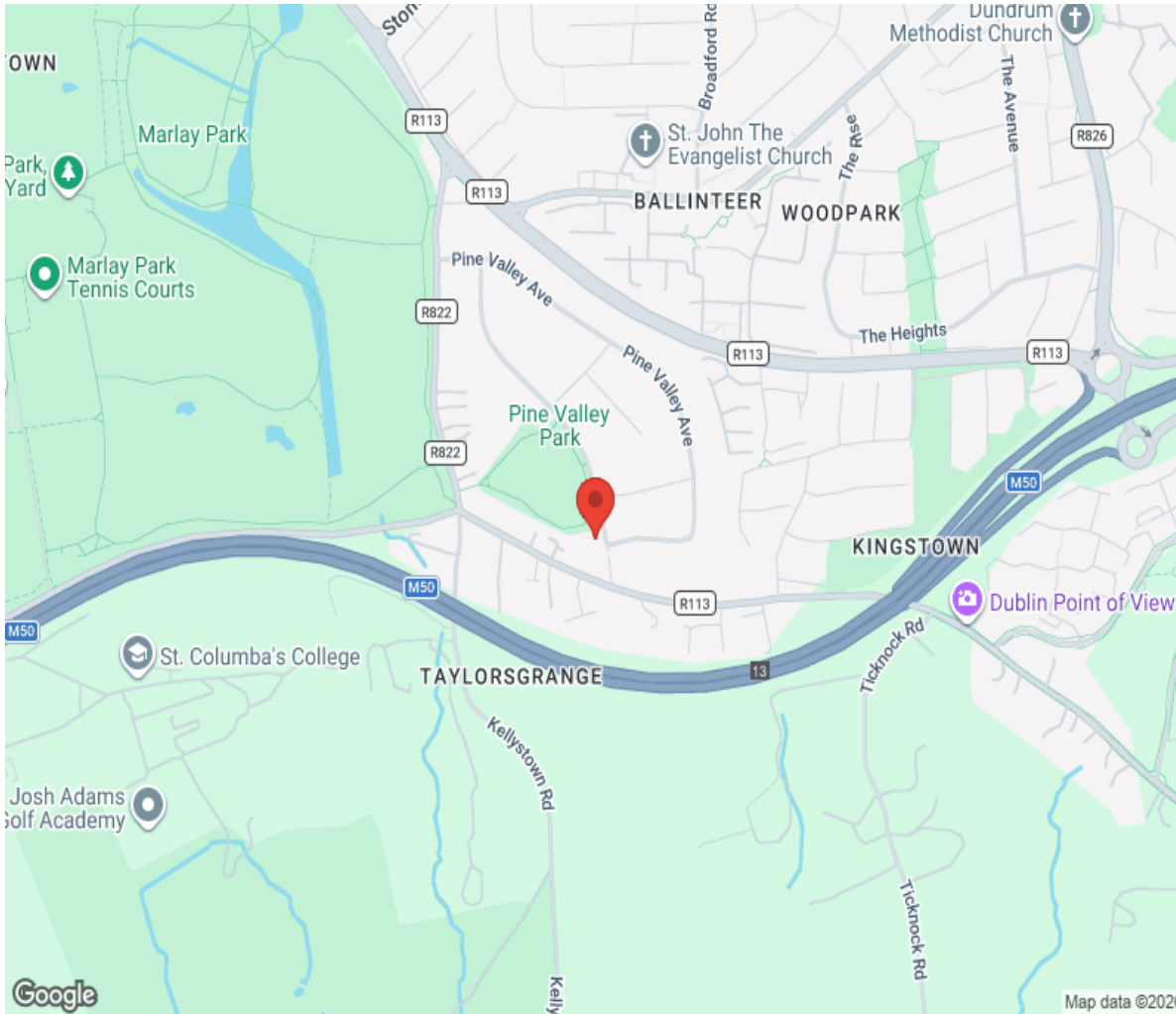




Floor plan



Location



Hamptons

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