

# Hamptons

INTERNATIONAL



**30 Butterfield Orchard, Rathfarnham, Dublin 14, D14XD74**

4  2 

GUIDE PRICE


**£690,000**

**(€795,000)**

## Property details



### Attributes

-  **Garage**
-  **Gym**
-  **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 30 Butterfield Orchard, Rathfarnham, Dublin 14. Presented in very good condition, having been carefully maintained and thoughtfully upgraded over the years, No. 30 Butterfield Orchard is a substantial four-bedroom detached family home with a garage conversion, ideally located on this highly regarded road just off Butterfield Park and within a short stroll of Rathfarnham Village. Boasting generous, well-proportioned accommodation throughout and positioned within the catchment of some of South Dublin's most sought-after primary and secondary schools, the property also offers excellent potential for further development (subject to relevant planning permission) and would make an ideal home for any growing family looking to settle in the Rathfarnham area. The bright and airy accommodation comprises a porch leading to a spacious entrance hallway with understairs storage. The living room features interconnecting doors to a dining room at the rear, which benefits from direct access to the garden through elegant French doors. There is also a family room with a bay window overlooking the rear garden, a fully fitted kitchen/breakfast room, a utility area, and a guest WC. Upstairs, a large landing with hotpress and storage closet provides access to four well-proportioned bedrooms (two doubles and two singles) and a fully tiled family bathroom. To the front, the property is set in a generous garden laid in lawn and bordered by a variety of mature plants and shrubs, with a paved driveway providing off-street parking. To the rear, the garden is also laid in lawn and features a spacious patio and garden path, all framed by an attractive selection of mature planting, and includes a brick-built garden shed. The list of local amenities in the area is very impressive with most of them within walking distance. Rathfarnham Village and Rosemount Shopping Centre (Supervalu, Marian Road) 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, St. Enda's Park, Dodder Valley Park, Ballyboden St. Enda's playing fields and gym facilities, again, all within walking distance.

**GROUND FLOOR** Porch With sliding doors Entrance Hall 3.55m x 3.15m Wide and welcoming space with understairs storage Living Room 4.15m x 3.4m Featuring an open fireplace and interconnecting sliding doors to the dining room Dining Room 4.2m x 3.4m With French doors opening onto the rear garden Family Room 4.2m x 3.4m Timber floors and a bay window overlooking the rear garden Kitchen 6.85m x 2.5m Fully fitted with tiled floor and tiled surround, breakfast bar, and skylight Utility Area 2.85m x 1.7m Includes a guest WC and door to the rear garden

**FIRST FLOOR** Landing With hotpress and storage closet Bedroom 1 4.4m x 3.4m Large double bedroom with built-in wardrobes Bedroom 2 4.15m x 3.4m Large double bedroom with built-in wardrobes Bedroom 3 2.1m x 3.15m Single bedroom overlooking the front garden Bedroom 4 1.9m x 3.15m Single bedroom overlooking the rear garden Family Bathroom 2.6m x 2.15m Fully tiled high-quality suite with WC, wash hand basin, walk-in shower with electric shower, and heated towel rail









# Floor plan

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# Location

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