

# Hamptons

INTERNATIONAL



**10 Owendore Crescent, Rathfarnham, Dublin 14, D14E165**

4  4  2 

GUIDE PRICE




**£760,000**

**(€875,000)**

## Property details



### Attributes

-  Near golf course
-  Garden
-  Refurbished

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## Description

4 bedroom house for sale\*\*DNG 3D VIRTUAL TOUR OF THIS PROPERTY AVAILABLE\*\*This exceptional four bedroomed home, circa (164sq.m. - 1,765 sq. ft.) occupies an enviable position, located opposite a beautiful green by the banks of the Owendore River. This is another hidden gem two hundred metres from Rathfarnham Village circa 6.5 km to city centre Rathfarnham and Nutgrove shopping centres are a short distance, and less than 4 km from Dundrum Town Centre. Close to a selection of excellent primary & secondary schools, shopping facilities, and public transport (routes 15B, 16, 74 & ich service all third level education facilities and Dublin Airport. S6) There are many other amenities including Bushy Park & St Enda's Park close by and less than a fifteen-minute drive to the Dublin Mountains. Many sporting and leisure facilities are convenient including GAA, Soccer, Rugby, Athletics, Tennis and Golf Clubs, including Castle, Grange and Edmondstown. With L-shape open plan living/kitchen/dining areas, & utility room & three bathrooms. There are patio doors leading to south/southwest facing private split-level patio & garden area. This property, which is not overlooked front or rear, has been upgraded, extended & refurbished to an extremely high standard within the last 10 years and has the benefit of B2 energy rating. The fittings, including kitchen and bedrooms, tiling and flooring are of a high quality throughout

**GROUND FLOOR** Entrance Hallway 7m x 2.7m Cloakroom with W.C., W.H.B. & heated towel rail. Tiled floor & walls. Hot-press. Custom-designed Staircase with Solid Walnut open rise design. Toughened glass side panels. Master Bedroom/Reception Room 5.4m x 3.1m European engineered Oak floors. En-suite 2.5m x 2.1m Shower room (triton electric). W.C., W.H.B. & heated towel rail. Porcelain tiled floor. Kitchen 5.2m x 4.4m Velux Roof Windows. Wide selection of bespoke fitted units with granite worktop including all conceivable fittings and double sink unit. Double Neff oven, Smeg Gas Hob, Extractor. Samsung American style fridge/freezer & dishwasher. Porcelain tiled floor. Breakfast Counter Fitted units and Granite worktop. Dining Area 5.2m x 3.5m Patio doors leading to patio & sunny rear garden. Velux Roof Windows. Porcelain tiled floor. Living Room 5.6m x 3.5m Gazco fire insert. Selection of fitted storage units. European engineered Oak floors. Utility 2.6m x 2.3m Selection of fitted units, porcelain tiled floor. Washing machine & dryer.

**FIRST FLOOR** Bedroom 2 3.8m x 3.5m Velux window, operated by remote control. Dressing Room/Walk-in Wardrobe 2.5m x 1.9m Selection of wardrobes & storage presses. En-Suite Shower Room 3.0m 1.9m Power shower (raindrop) walk-in. W.H.B., W.C. & heated towel rail. Porcelain tiled floors & walls. Bedroom 3 5.8m x 2.6m Slide robes & fitted storage units. Bedroom 4 3.1m x 2.5m Bathroom 3.1m x 2.8m W.C., W.H.B. & heated towel rail. Porcelain tiled floor & walls. Bath with handheld shower. Walk-in Shower (raindrop) power. Attic Stira access. Fully insulated, plastered and finished with LED down lighters. Fully carpeted with soundproof underlay.































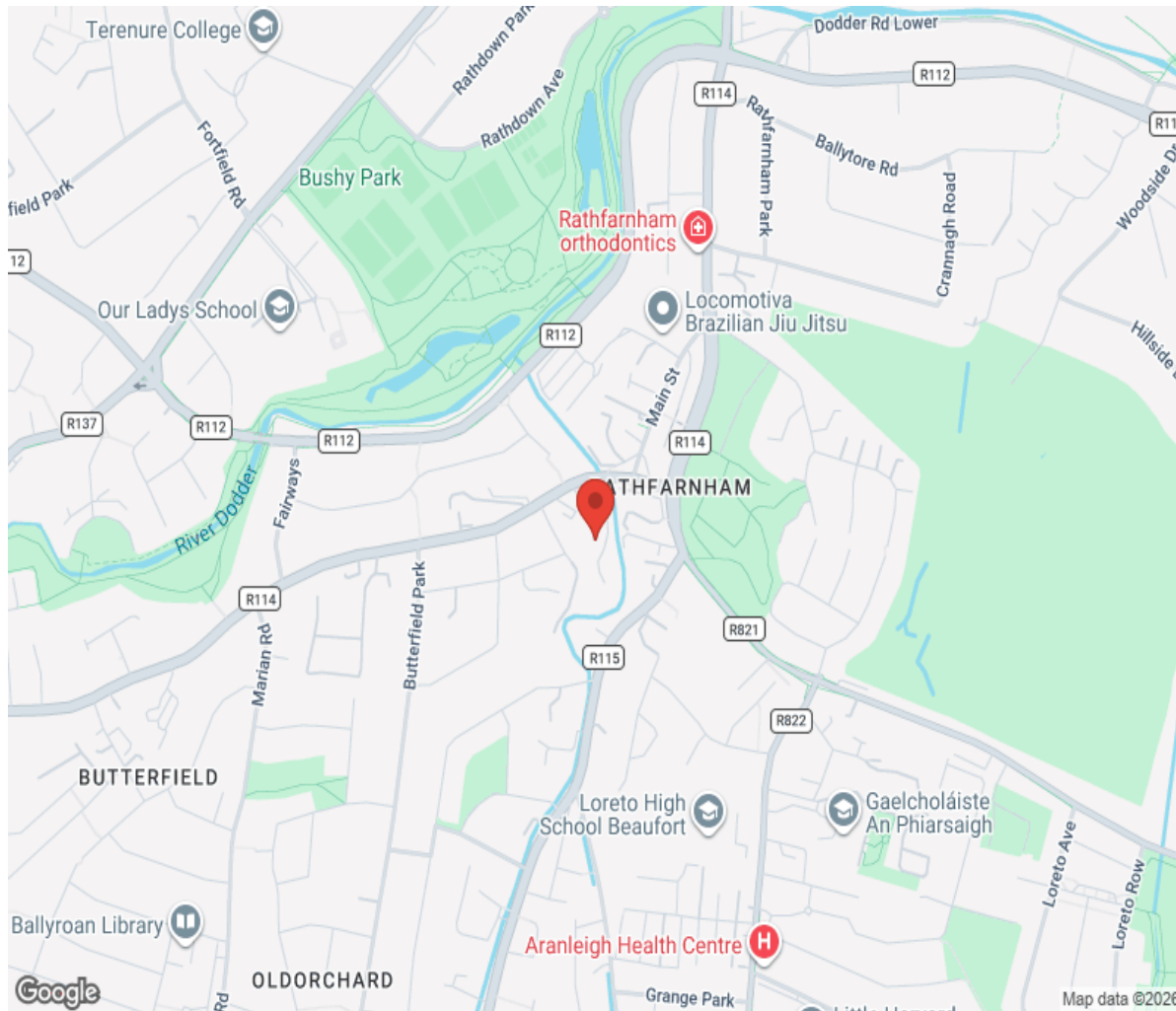








# Location



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