

# Hamptons

INTERNATIONAL



**19 Butterfield Close, Rathfarnham, Dublin 14, D14YK58**

4  1  3 

GUIDE PRICE

**£680,000**

**(€775,000)**

## Property details



### Attributes

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

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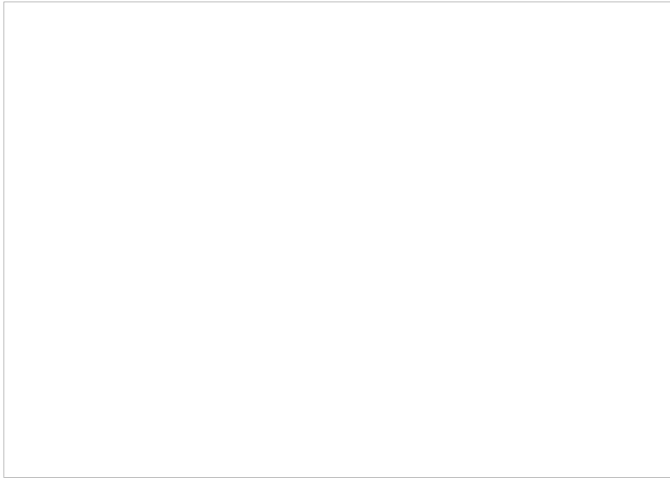
## Description

4 bedroom house for sale\*\*\*OPEN VIEWING SATURDAY MAY 9th FROM 12:00pm - 12:30pm\*\*\*DNG Rathfarnham are delighted to present 19 Butterfield Close to the market. This impressive four-bedroom property comes to market in excellent condition having been lovingly maintained by its current owner. Butterfield Close, also known as Butterfield Close Extension, is a mature residential road positioned in the heart of Rathfarnham. Accessed off Butterfield Park the road sits peacefully in a quiet family friendly position close to a wealth of amenities. An ideal family development the local area boasts green spaces, parks, sports clubs and schools at every level. Of particular note is the private Butterfield Park which is just a one-minute stroll from the house and offers tennis courts, picnic tables and beautiful green spaces with private access reserved solely for the use of a small number of neighbouring properties including number 19. Nearby Rathfarnham Village offers a wealth of services from shops to pubs, restaurants and banking services. The area is well served by public transport and the M50 motorway is just a short drive away. Number 19 occupies an enviable position with a wonderful private west-facing rear garden and also benefits from a large driveway with off-street parking for up to three cars in addition to the attached garage. The house offers approximately 118 square metres of well laid out living space including an entrance porch, welcoming entrance hall, a living room to the front, lounge to the rear and a kitchen/breakfast room also at the rear. Off the kitchen area is a lobby with direct access to the rear garden and also the attached garage which is ideal for conversion should further living space be required. Upstairs there is a bright landing space and four generous double bedrooms along with a family bathroom. There is also a generous attic space above ideal for storage and with further potential for conversion. The aforementioned rear garden is walled on all sides and features a mature lawn and a detached block-built outbuilding which houses a utility space and separate w.c. There is excellent scope to extend to the rear if desired and the westerly aspect ensures that the garden receives all the afternoon and late evening sun. A truly lovely home 19 Butterfield Close reaches the market in great condition ready for its next owners and with no onward chain it is ideal for those who are keen to move in as soon as possible. Fine homes like this need to be seen to be fully appreciated and viewings can be arranged with selling agent Dan Steen.

Entrance Porch 2.25m x 0.55m Storm porch with tile flooring and sliding door. Entrance Hall 4.55m x 2.4m Large welcoming entrance hall with new carpet flooring, under-stair storage and burglar alarm panel. Living Room 4m x 3.65m Bright and spacious front-facing reception room with new carpet flooring and attractive tiled fireplace with open fire. Lounge 4m x 3.35m Bright and spacious rear-facing reception room with new carpet flooring and attractive tiled fireplace with open fire. Kitchen/Breakfast Room 4m x 2.95m Fully fitted kitchen with vinyl floor covering and contemporary built-in kitchen cabinets with subway-style tiled splashback and a selection of appliances including Bosch electric oven, ceramic hob, extractor, fridge and Zanussi dishwasher. Door leads to rear lobby with access to garage and rear garden. Lobby 3m x 0.9m Practical rear lobby with concrete floor and access to kitchen, garage and rear garden. Garage 4.95m x 2.45m Generous attached garage space with concrete floor and up & over garage door leading to driveway. Landing 3.45m x 2.45m Large bright landing space with new carpet flooring, hot press and attic access hatch above. Bedroom 1 4m x 3.25m Large front-facing double bedroom with laminate wood flooring and built-in wardrobes. Bedroom 2 3.9m x 3.15m Generous rear-facing double bedroom with laminate wood flooring and built-in wardrobe. Bedroom 3 2.95m x 2.55m Front-facing double bedroom with carpet flooring. Bedroom 4 2.7m x 2.45m Front-facing double bedroom with new carpet flooring. Bathroom 2.4m x 1.8m Family bathroom with vinyl flooring, w.c., wash basin and full-size enamel bath with Mira Elite power shower above. Driveway 7.5m x 7m Large tarmac driveway with off-street parking for up to three cars and direct garage access via up & over door. Rear Garden 17m x 7m Expansive west-facing private rear garden, walled on all sides and featuring a mature lawn and concrete seating area as well as a detached block-built outbuilding that houses a utility space and a separate w.c. Access to the front driveway is facilitated via the lobby and attached garage. There is ample room to extend to the rear if desired.







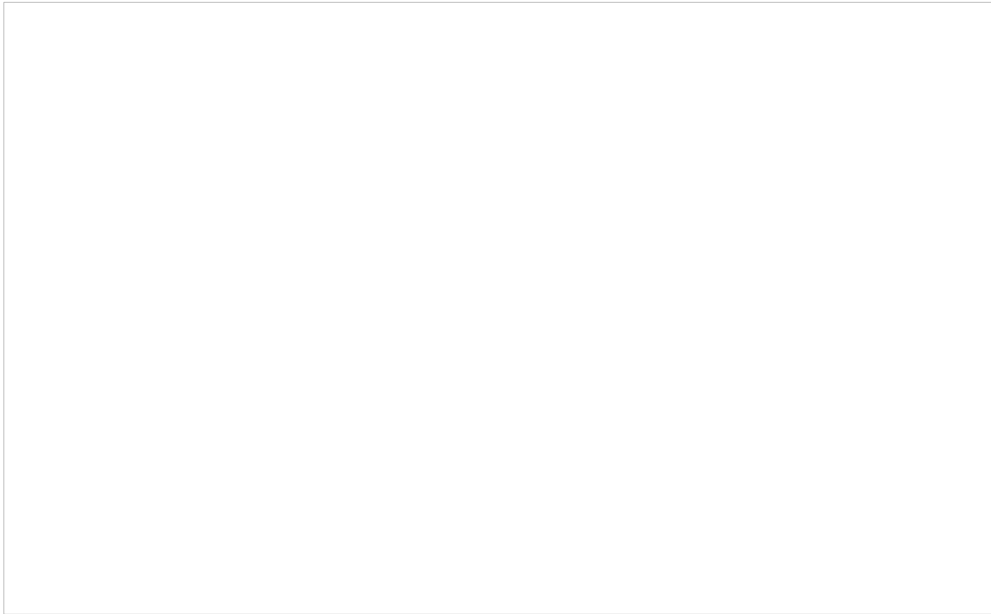




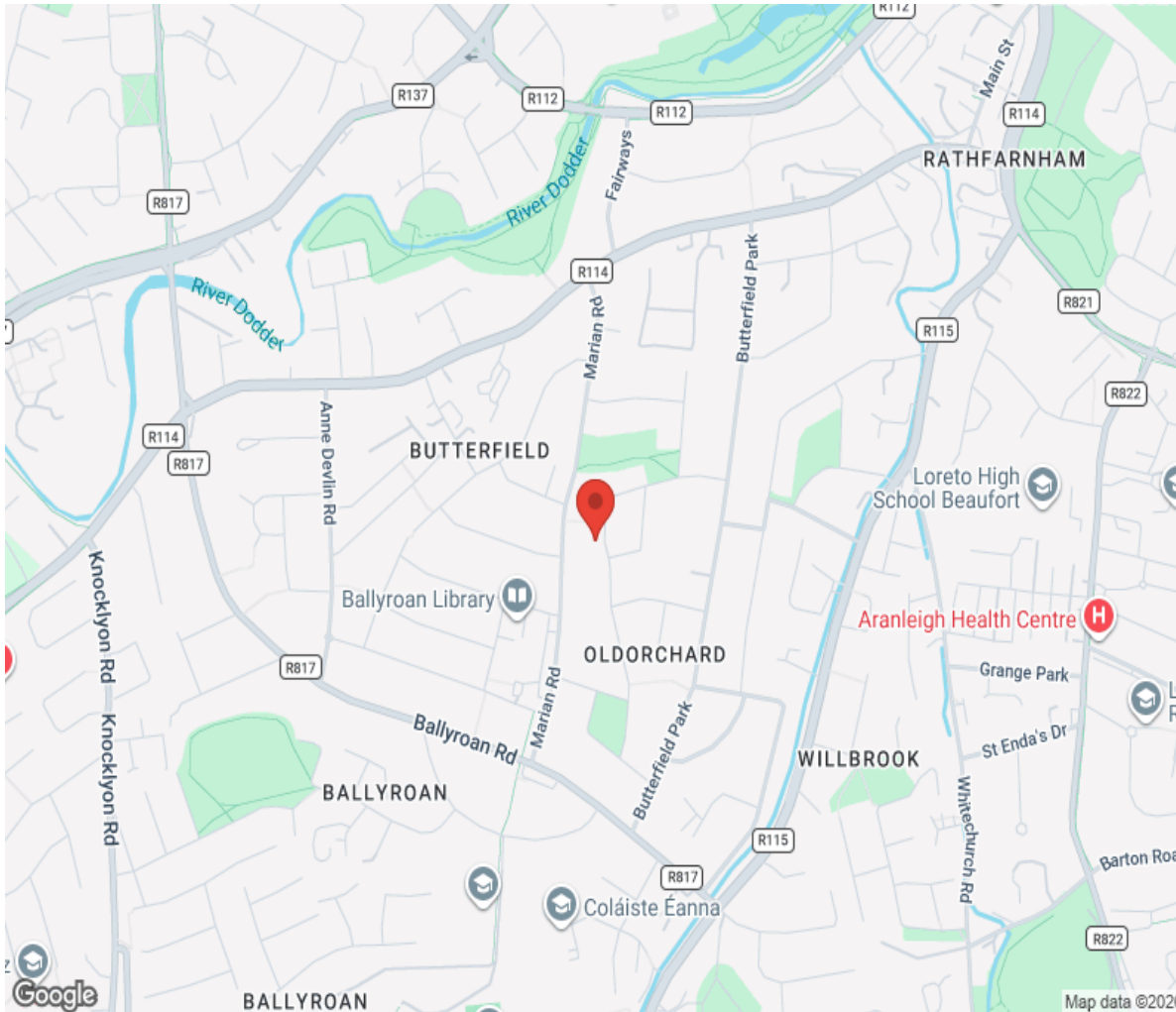


# Floor plan

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# Location



**Hamptons**

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