

Hamptons

INTERNATIONAL



3 Brehon Court, Harold's Grange Road, Rathfarnham, Dublin 16, D16X2A8

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GUIDE PRICE


£570,000

(€650,000)

Property details



Attributes

-  Private parking
-  Garden

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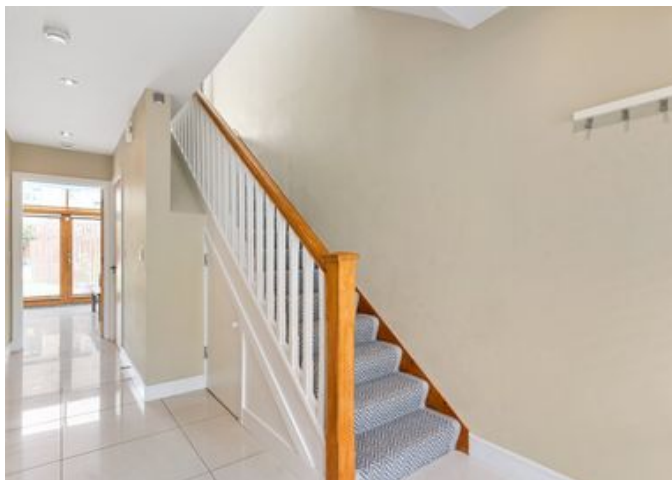
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Description

3 bedroom house for sale DNG Rathfarnham are proud to present No. 3 Brehon Court — an exceptional three-bedroom mid-terrace home, originally the show house within this exclusive development of just four properties. Tucked away in a quiet, private setting just moments from the entrance to Marlay Park, this is a rare opportunity to acquire a turnkey home in one of South Dublin's most sought-after residential locations. Extensively upgraded and meticulously maintained — including being fully repainted and fitted with new blinds throughout in September 2025 — the property is presented in true walk-in condition. The accommodation extends to approximately 120 sq.m and is thoughtfully designed to maximise light, comfort and flow. The ground floor comprises a welcoming entrance hall, guest w.c. and a spacious living room with feature fireplace. To the rear, a stunning open-plan kitchen/dining space forms the heart of the home, centred around a quartz island and featuring a Neff double oven with integrated microwave, large Samsung American-style fridge freezer, and high-quality cabinetry. Double doors with overhead glazing flood the space with natural light, while a separate utility room adds practicality. Comfort is enhanced with underfloor heating throughout the ground floor, along with thoughtful touches such as sensor lighting in the guest w.c. Upstairs, there are three generous double bedrooms, including a standout principal suite with a distinctive curved ceiling, remote-controlled colour-coordinated blinds, a contemporary en-suite bathroom and access to a private rear balcony. Both upstairs bathrooms benefit from modern touch-button mirrors, while oak-finished internal doors throughout reinforce the overall quality of finish. To the rear, a private fully enclosed garden offers an ideal balance of patio and lawn, complemented by mature planting, a Barna-style shed, outdoor tap and external power socket. To the front, the property benefits from two designated parking spaces within a cobblelock driveway. The location is outstanding — positioned just off Harold's Grange Road at the gateway to Marlay Park. A wide choice of highly regarded schools are nearby including St Mary's National School, Divine Word National School, Sancta Maria College, Ballinteer Community School, Rosemont School, Wesley College, St Columba's College and Terenure College. Shopping centres including Dundrum Town Centre and Nutgrove are also within easy reach. Excellent transport links with multiple Dublin Bus routes nearby (14, 16, 74, S8 plus 46N night service), and convenient access to the Green Line Luas at Dundrum Luas Stop and Sandyford Luas Stop. With a strong B2 BER rating, gas-fired central heating, modern double glazing and a monitored alarm system, the home offers both comfort and efficiency — with the added benefit of no management fees. Combining privacy, quality and location in equal measure, No. 3 Brehon Court represents a rare opportunity in today's market. Early viewing is highly recommended.

Entrance Hall 5.8m x 2.25m Impressively sized and welcoming entrance hall with tile flooring, burglar alarm panel, under-stair storage and guest w.c. Guest W.C 2m x 1m Convenient tiled guest w.c. with wash basin and sensor lighting. Kitchen/Dining Room 5.75m x 4.1m Bright and airy open-plan space with tile flooring and double doors to rear garden with skylights above. A contemporary fully-fitted kitchen with quartz countertops and ample storage including a central island with breakfast bar. Features Neff double oven with integrated microwave, Neff dishwasher, Nordmende 5-ring gas hob and Samsung American-style fridge freezer. Underfloor heating throughout. Utility Room 2.6m x 2m Spacious and practical utility room with tile flooring, fitted cabinets, sink and under-counter Indesit washing machine. Door to rear garden and attractive port-hole style window providing natural light. Living Room 5.2m x 3.3m Front-facing reception room with solid wood flooring, feature fireplace with open fire and bespoke fitted entertainment unit. Access to both hallway and kitchen/dining area. Underfloor heating throughout. Landing 3.4m x 2m Large landing space with vaulted ceiling, solid wood flooring and hot press/linen cupboard. Feature windows set at the apex of the 10ft vaulted ceiling flood the landing with natural light. Bedroom 1 5.15m x 3m Impressive principal suite with curved ceiling and wall-to-wall glazing overlooking the rear garden. Solid wood flooring, extensive built-in wardrobes, Louvolite motorised blinds, en-suite bathroom and access to private balcony. En-Suite Bathroom 2m x 1.7m Recently upgraded (August 2024) contemporary bathroom with wood-effect tiling, w.c., wash basin, chrome heated towel rail and walk-in rainfall shower with skylight. Includes touch-button mirror. Bedroom 2 3.4m x 3.1m Generous front-facing double bedroom with solid wood flooring and built-in wardrobe. Bedroom 3 3.6m x 3.1m Spacious front-facing double bedroom with bay window, solid wood flooring and built-in wardrobe. Bathroom 1.9m x 1.6m Recently upgraded (February 2025) family bathroom with tiled walls and floors, walk-in shower with feature wall, wash basin, w.c., chrome heated towel rail and skylight. Includes touch-button mirror. Garden 15m x 5.5m Private fully enclosed rear garden with patio, lawn, mature planting, Barna-style shed, outdoor tap and external power socket.









Floor plan



Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com