

Hamptons

INTERNATIONAL



81 Dodder Park Road, Rathfarnham, Dublin 14, D14NW64

4  2  3 

GUIDE PRICE




£740,000

(€850,000)

Property details



Attributes




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

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Description

4 bedroom house for sale***OPEN VIEWING SATURDAY MAY 9th FROM 11:00am - 11:30am***DNG Rathfarnham are proud to present 81 Dodder Park Road. This wonderful extended and upgraded property comes to market in turn-key condition ready for new owners in search of a home that needs nothing. Positioned at the mid-point of this highly regarded residential road number 81 benefits from a large private driveway screened from the road with mature hedging and offering off-street parking for multiple cars. The kerb appeal of number 81 is clear with attractive red-brick and pebbledash render facade complimented by attractive modern double-glazed windows with soft grey frames and a solid wood front door. Entering the property the well laid out accommodation of approximately 121 square metres includes a welcoming entrance hall with guest wc off, a lovely front-facing living room which opens to a large dining room which in turn opens to a large extended and fully fitted kitchen area with a separate utility space off. To the front there is another reception room currently used as a lounge/home office but equally suited to use as a fourth double bedroom if required. Upstairs there are a further three double bedrooms along with a landing space with attic access above and a large family bathroom with both a bath and separate shower. The property boasts a most impressive private rear garden which is securely walled on all sides ideal for families with young children. The garden space features a lovely, raised patio area with planters and a beautiful lawn with further mature planted borders and a large barna-style shed providing great storage. Located close to the banks of the Dodder River within walking distance of Terenure and Rathfarnham Villages, this property is close to excellent primary & secondary schools, shopping facilities. Public transport bus routes are close by, and the house is located just a short distance to the M50 on-ramp at Templeogue. Many sports clubs & leisure facilities are located nearby including Bushy Park, Templeogue Tennis Club and The Castle, The Grange, Rathfarnham & Edmondstown Golf Clubs. Presented in beautiful condition 81 Dodder Park Road has been a much-loved home to its current owners will be sad to say goodbye when they relocate abroad leaving behind a really special property. With its excellent location, beautiful condition and no onward chain 81 Dodder Park Road is sure to prove very popular and must be seen to be fully appreciated. Viewings can be arranged with selling agent Dan Steen.

Entrance Hall 5.7m x 2m Welcoming and spacious entrance hall with solid wood floor, burglar alarm panel, under-stair storage and guest wc off. Guest W.C 1.3m x 0.75m Convenient tiled under-stair guest wc with wash basin. Lounge/Bedroom 4 3.3m x 2.4m Front-facing reception room with solid wood floor. Currently used as a lounge/home office but equally suited to a ground floor double bedroom if desired. Living Room 3.9m x 3.7m Bright and spacious front-facing reception room with solid wood floor. Opens directly to dining room. Dining Room 4.15m x 3.85m Spacious rear reception room with solid wood floor, door to entrance hall, floor to ceiling glass door to patio & rear garden. Opens directly to kitchen. Kitchen 4.15m x 4.15m Beautiful bright and spacious extended kitchen space with tile flooring and floor to ceiling windows and door opening to rear patio and garden. High quality fitted cabinets with a selection of integrated appliances and a large central island. Door to entrance hall and separate generous utility room off. Utility Room 2.6m x 2.3m Generous practical utility room with laminate wood floor, Beko washing machine, extensive built-in storage, and large skylight above. Landing 2.75m x 2.3m First floor landing space with carpet flooring and folding attic ladder above. Bathroom 2.25m x 2.1m Sizeable fully tiled bathroom with intelligently designed pocket door, wc, wash basin, full-size corner bath and separate large shower with rainfall head. Bedroom 2 3.5m x 3.4m Generous front-facing double bedroom with laminate wood flooring. Bedroom 3 2.5m x 2.4m Compact front-facing double bedroom with laminate wood flooring. Bedroom 1 4m x 3.5m Large rear-facing double bedroom with laminate wood flooring and wall-to-wall fitted sliding wardrobes. Rear Garden 13m x 8.8m Beautiful landscaped private rear garden with raised patio, attractive lawn with mature planted borders & raised planters, Barna-style wooden storage shed and outside tap. Driveway 9.5m x 9m Zero maintenance front driveway with gravel ground coverings and off-street parking for multiple cars. Perfectly screened for privacy with mature hedging.

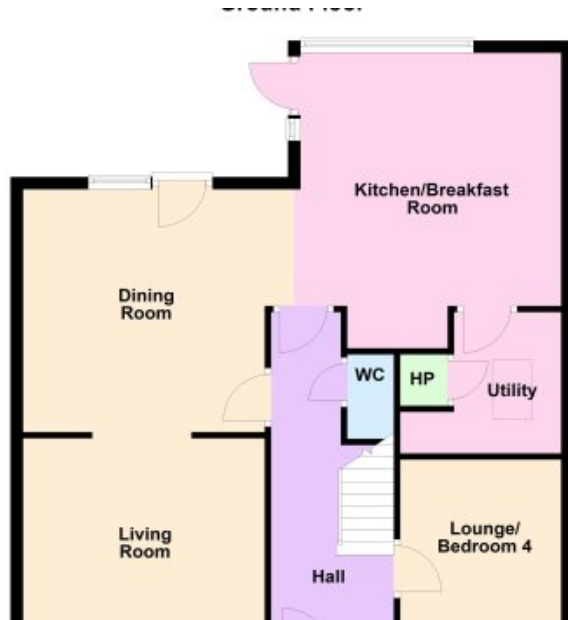




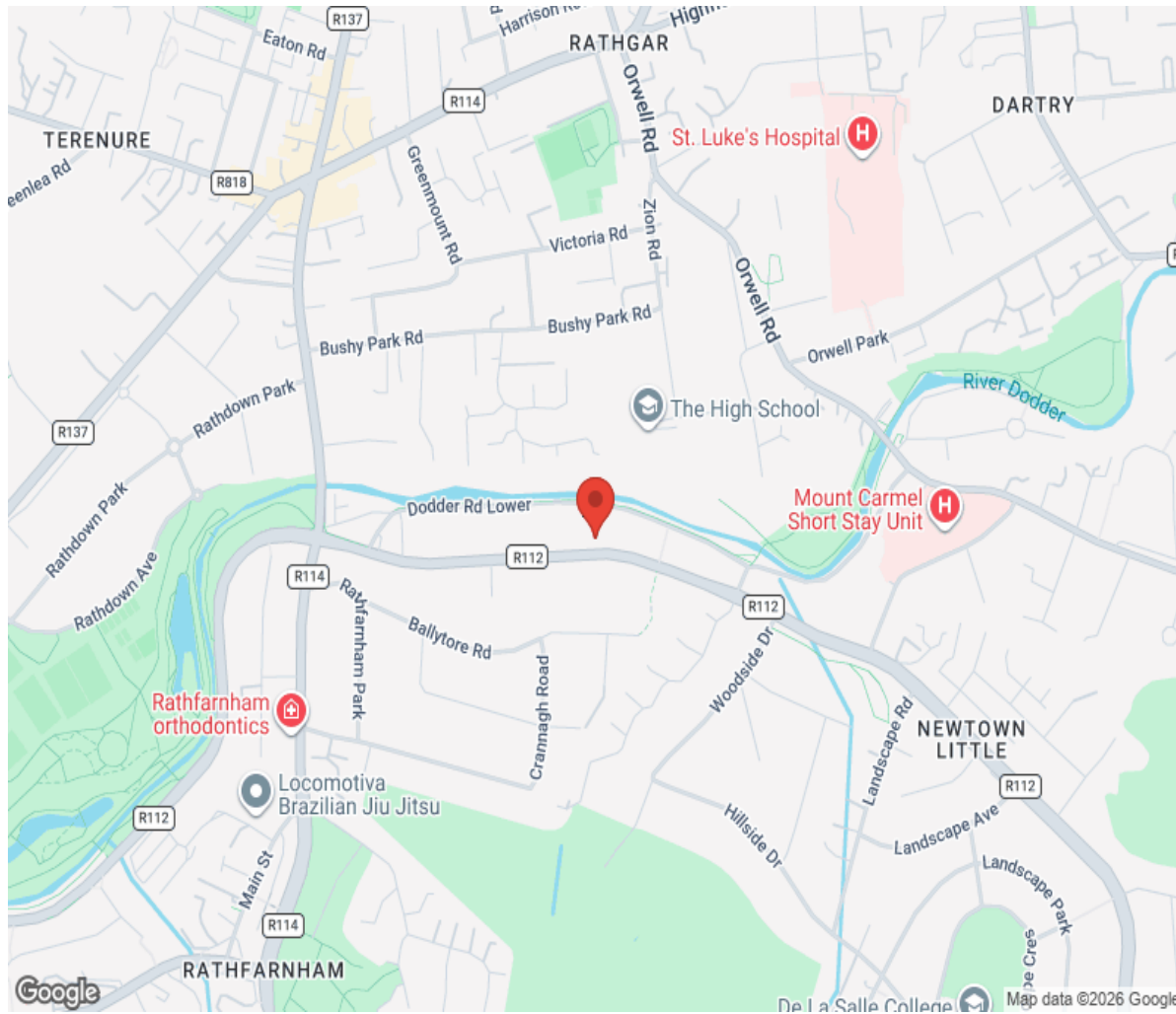




Floor plan



Location



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