

# Hamptons

INTERNATIONAL



**Lios Lir, 80 Butterfield Park, Rathfarnham, Dublin 14, D14W920**

5  2  4 

GUIDE PRICE

**£780,000**

**(€895,000)**

## Property details






### Attributes

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

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## Description

5 bedroom house for sale\*\*\*OPEN VIEWING SATURDAY MAY 23rd FROM 12:00pm to 12:30pm\*\*\*DNG Rathfarnham are delighted to present Lios Lir, 80 Butterfield Park to the market. This fine family home has been much loved by its current owners and is ready now for a new family for the years to come. Benefitting from both a modern garage conversion and an impressive rear extension the property now presents in walk-in condition ideal for those seeking a sizeable family home in one of Rathfarnham's most sought-after locations. Butterfield Park is a mature residential road set in the heart of Dublin 14. Rathfarnham Village and Shopping Centre are a short walk away and the area is incredibly well served by schools at all levels along with sports clubs, public parks, and a host of other amenities. Of great note is Butterfield Private Park, a large private gated park with tennis courts, green spaces and picnic tables which is only open to residents on select roads in the immediate area. Lios Lir not only benefits from membership but also boasts a private gate directly from the rear garden into the park, an enviable feature not available to most users. With its upgraded and extended floor plan Lios Lir offers approximately 191 square metres of well laid out living space across two floors. The accommodation comprises a welcoming entrance hall, bright front-facing reception room, large extended living room to the rear, kitchen, extended dining room, utility room and a large downstairs bathroom. A fully converted former garage finishes out the ground floor accommodation and would suit a number of uses from home office to playroom or even a fifth bedroom if desired. Upstairs a generous landing provides access to the properties four first floor bedrooms along with a large family bathroom. Lios Lir features a large front garden, walled on all sides and with a concrete driveway, lawn, and mature planting. To the rear the beautiful private walled rear garden has a wonderful westerly orientation ensuring great sun from early afternoon right through to sunset and features a well-positioned raised suntrap patio, large lawn, storage shed and the previously mentioned private gate to Butterfield Park. The property is well finished throughout and benefits from quality fixtures and fittings. With gas fired central heating and modern double glazing Lios Lir boasts a C2 BER rating with A3 potential. A truly special family home in a highly sought after location presented in wonderful condition Lios Lir, 80 Butterfield Park, offers a rare opportunity for those seeking a substantial property in walk-in condition. Viewing is highly recommended and can be arranged with selling agent Dan Steen.

Entrance Hall 4.75m x 1.1m Spacious and welcoming entrance hall with tile flooring and generous under-stair storage. Lounge 4.3m x 3.4m Bright front-facing reception room with stained original floorboards, attractive cast iron fireplace with open fire and pocket doors leading to living room. Living Room 7.5m x 3.4m Impressive extended rear-facing reception room with stained original floorboards and attractive cast iron fireplace with open fire. Double doors lead to rear garden and patio area with doors to the hall, extended kitchen/dining space and pocket doors to the lounge at the front of the house. Playroom/Bedroom 5 3.55m x 3.15m A front-facing reception room with tile flooring suited to a number of uses including home office, playroom or even a ground floor fifth bedroom if desired. Kitchen 4m x 3.15m A modern fully fitted kitchen with tile flooring and attractive cabinetry with marble countertop and a selection of high quality appliances including Neff double ovens and five ring gas hob. Dining Room 5.3m x 4.75m A beautiful bright and spacious extended dining room with tile flooring & vaulted ceiling complete with skylights. Double doors to rear garden, door to utility room and door to living room. Utility Room 3.8m x 2m Practical modern utility room with tile flooring and extensive storage in fully fitted cabinets with countertops, tiled splashback, sink and washing machine. Door to rear garden and direct access to large downstairs bathroom. Bathroom 3.4m x 1.5m Spacious ground floor bathroom with w.c., wash basin, chrome heated towel rail and corner shower with Triton T80 power shower. Landing 4.4m x 1.1m Large first floor landing space with carpet flooring and attic hatch above with sliding ladder. Bedroom 1 4.1m x 2.75m Large front-facing double bedroom with stained original floorboards and wall to wall built-in wardrobes. Bedroom 2 4.4m x 2.75m Spacious rear-facing double bedroom with stained original floorboards and wall to wall built-in wardrobes. Bedroom 3 3.15m x 1.9m Rear-facing bedroom with stained original floorboards. Bedroom 4 3.15m x 2.25m Front facing bedroom with stained original floorboards. Bathroom 2.6m x 2.15m Large family bathroom with tile flooring, wc, wash basin, full-size bath, and separate corner shower with Mira Elite power shower. Front Garden Driveway 11m x 10m Large front garden & driveway with concrete parking area, lawn, and mature planted borders. Walled on all sides. Rear Garden Patio Area 15m x 10.5m Beautiful walled west-facing rear garden with attractive raised patio and practical side passage with outdoor tap and door to utility space. Large lawn with Barna-style storage shed and bisected by a concrete path leading directly to a gated entrance to Butterfield Private Park at the rear, a most sought-after feature particularly for those with young families.











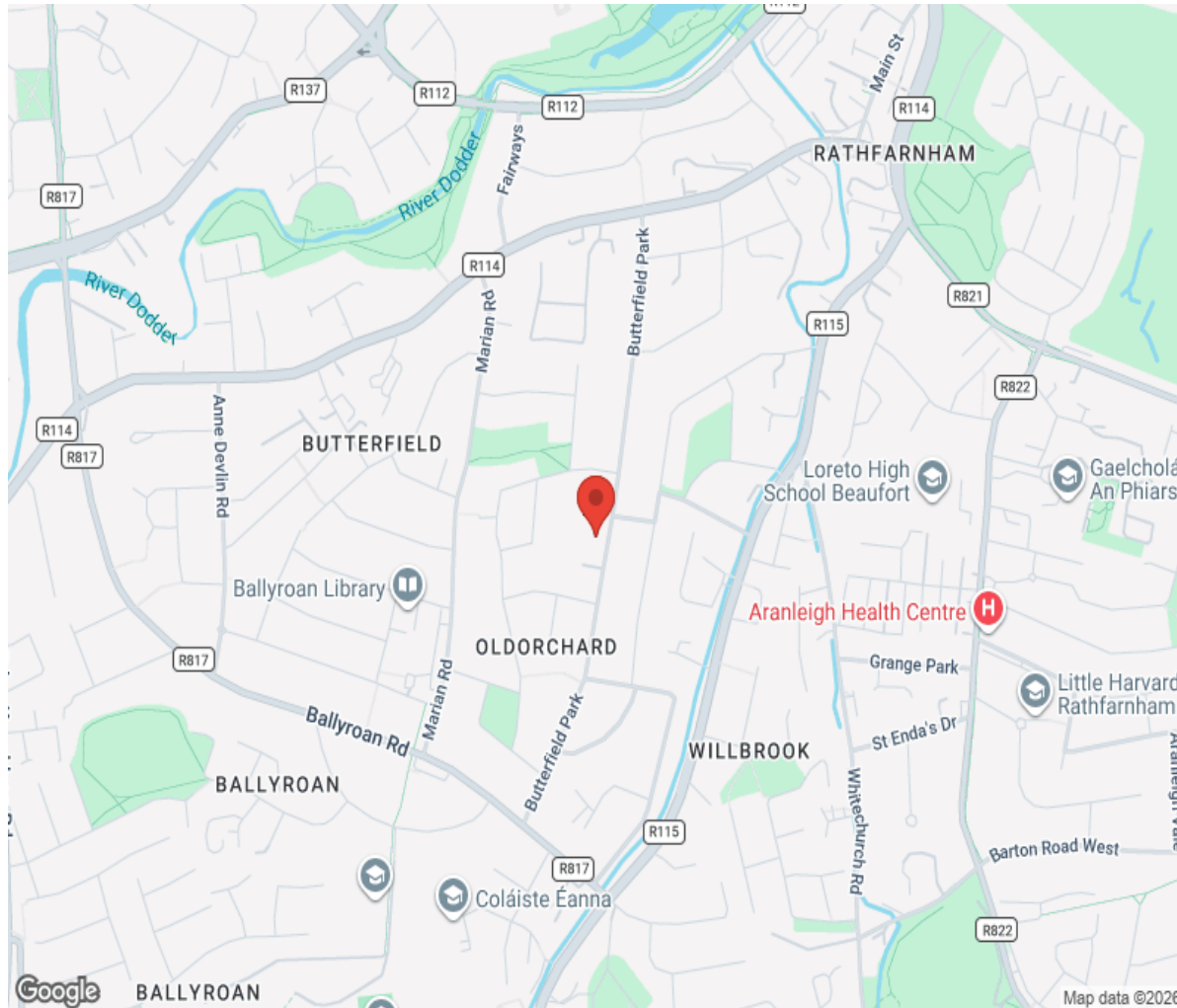


# Floor plan

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# Location



**Hamptons**

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