

Hamptons

INTERNATIONAL



113 Stonepark Abbey, Rathfarnham, Dublin 14, D14P8W9

4  3  2 

GUIDE PRICE


£680,000

(€775,000)

Property details



Attributes

-  Private parking
-  Garden

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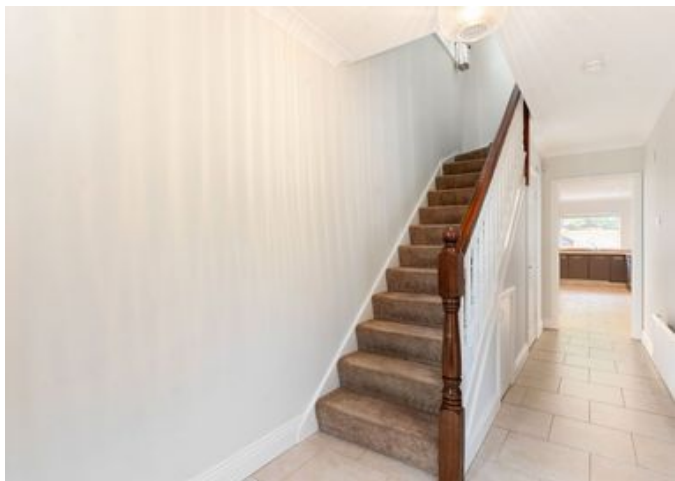
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Description

4 bedroom house for sale DNG Rathfarnham are please to present 113 Stonepark Abbey to the market. This fine family home occupies a desirable position at the heart of the Stonepark development tucked away off Grange Road in Dublin 14. The local area is ideal for families with a host of schools at all levels within a short walking distance along with parks, sports clubs and a wealth of shopping and entertainment amenities nearby. The area is very well served by public transport with regular bus services passing the entrance to the development. Number 113 Stonepark Abbey is located at the quiet rear of the development and is positioned opposite a lovely green space. The property boasts a westerly orientation meaning morning sun at the front of the house and afternoon/evening sun in the private rear garden. A wide entrance leads to a cobble lock driveway with off-street parking for two large cars. The driveway also features a gated side entrance to the rear garden and an electric vehicle charging point. Entering the house the c.125 square metres of accommodation presents in walk-in condition having been beautifully maintained and upgraded by the current owners in the last few years. The welcoming entrance hall features attractive laminate wood flooring, convenient under-stair storage and a recently upgraded under-stair guest w.c. To the front a large living room boasts a lovely bay window, laminate wood flooring and a feature fireplace with gas fire insert. To the rear the large L-shaped kitchen/dining room is floored in practical tile and features a contemporary fitted kitchen with extensive storage and a selection of high-quality integrated appliances. Double doors lead from the kitchen to the rear garden and patio which is laid with low maintenance gravel ground coverings and houses a Barna-style garden shed with power. Upstairs the intelligent layout includes a large landing space with carpet flooring, hot press, and attic access above via folding attic stairs. To the front there are two bedrooms including a large master suite which boasts a bay window and recently upgraded en-suite bathroom. To the rear there are a further two bedrooms and another upgraded bathroom. All bedrooms feature carpet flooring and built-in wardrobes. With upgraded windows and doors along with attractive lighting upgrades and gas fired central heating the house has received a C2 BER rating with B1 potential. The added benefit of the electric vehicle charger already installed will be of great use to those with electric or plug-in hybrid vehicles. A beautiful, upgraded family home in a highly desirable location close to a wealth of amenities 113 Stonepark Abbey is the ideal property for those seeking a home in move-in condition that requires nothing but new owners. The property has recently been vacated and there is no onward chain, ideal for those hoping to move in as soon as possible. Viewing of this lovely property is highly recommended and can be arranged with selling agent Dan Steen.

Entrance Hall 5.9m x 1.9m Bright and welcoming entrance hall with tiled flooring, under-stair storage and guest w.c. Guest W.C 2.25m x 0.9m Practical under-stair guest w.c. recently updated with attractive tiling, w.c. and wash basin. Living Room 7m x 3.5m Generous front-facing reception room with attractive wood flooring, bay window, and fireplace with gas fire insert. Kitchen/Dining Room 6.45m x 5.65m Bright and spacious L-shaped kitchen/dining room with tile flooring and contemporary fully fitted kitchen offering ample storage along with a selection of quality integrated appliances. Double doors open to the rear garden & patio area. Landing 4.4m x 2.7m First floor landing space with carpet flooring, hot press, and attic access above via folding attic stairs. Bedroom 2.75m x 2.4m Bright front-facing bedroom with carpet flooring, bay window, and built-in wardrobe. Bedroom 5m x 3m Generous front-facing master bedroom suite with carpet flooring, bay window, extensive built-in wardrobes, and en-suite bathroom. En-Suite Bathroom 1.9m x 1.85m Upgraded fully tiled contemporary en-suite bathroom with w.c., wash basin, chrome heated towel rail and corner shower with rainfall head. Family Bathroom 2.1m x 1.65m Updated fully tiled family bathroom with w.c., wash basin, chrome heated towel rail and corner shower with power shower. Bedroom 3.7m x 2.7m Large rear-facing double bedroom with built-in wardrobes and carpet flooring. Bedroom 2.7m x 2.65m Rear-facing bedroom with carpet flooring and built-in wardrobes. Driveway Generous cobble lock driveway with wide entrance, off-street parking for two cars, gated side entrance and Electric Vehicle charging point. Rear Garden 7.45m x 6.6m Private west-facing walled low maintenance garden with patio, gravel ground coverings, gated side access and Barna-style garden shed with power.





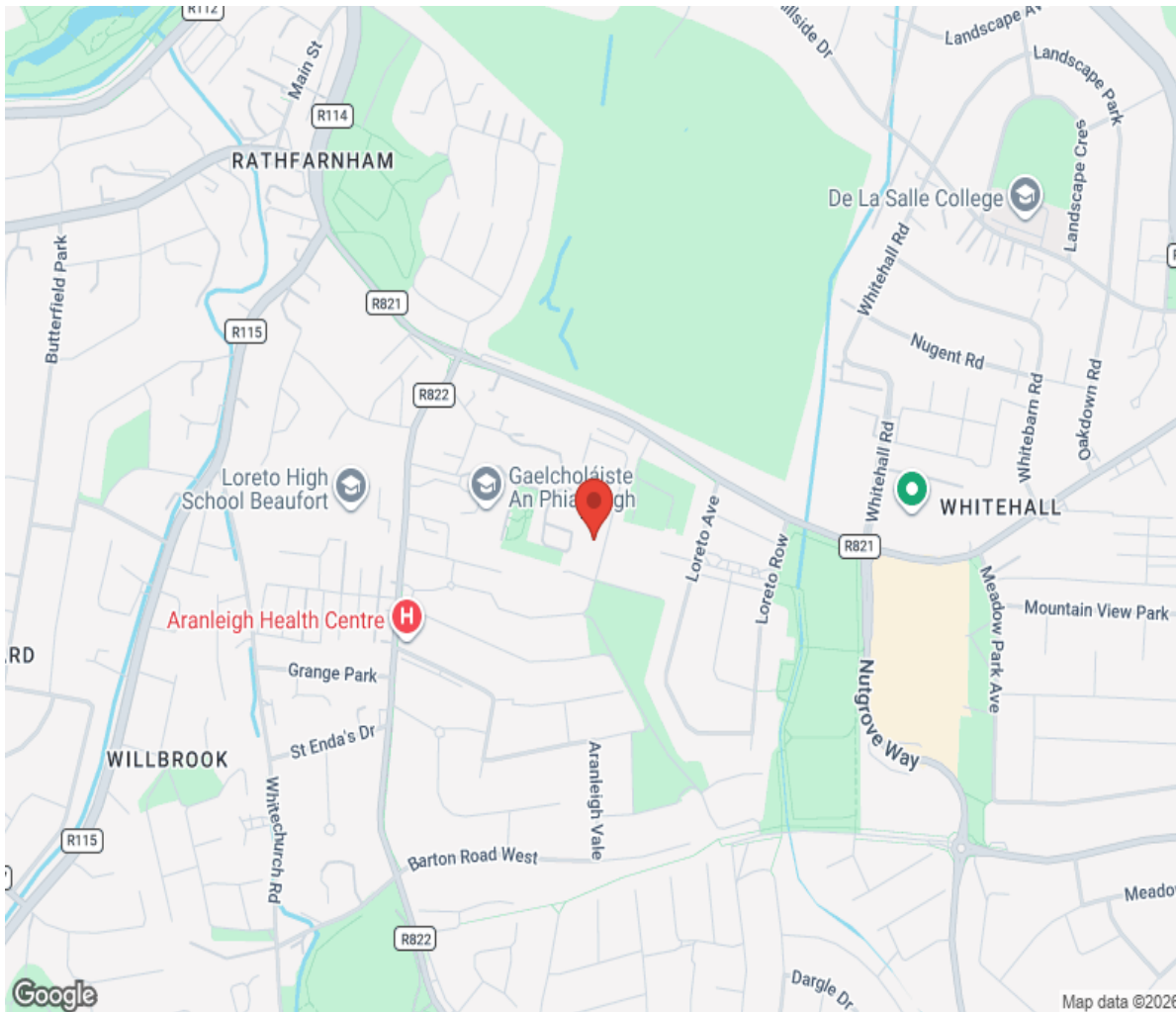




Floor plan



Location



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