

Hamptons

INTERNATIONAL



16 Stonepark Orchard, Rathfarnham, Dublin 14, D14AE14

5  5  4 

GUIDE PRICE



£870,000

(€995,000)

Property details



Attributes


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

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Description

5 bedroom house for sale***OPEN VIEWING SATURDAY MAY 23rd FROM 10:15am to 10:45am***DNG Rathfarnham are excited to present 16 Stonepark Orchard to the market. This impressive family home offers exceptional space of approximately 201 square metres spread over three floors and cleverly designed to include an integrated self-contained apartment that can form part of the entire living space or if desired closed off with its own private entrance. Stonepark Orchard is part of the larger Stonepark Development positioned just off Grange Road in Rathfarnham. A wonderful family-oriented development built in the early to late 1990s and comprising a range of homes from smaller three-bedroom bungalows and semi-detached units to the larger four-bedroom homes like the majority of Stonepark Orchard and finally number 16, one of the largest homes in the development which is unique in both its size and original design. With pleasant communal green spaces and an excellent location close to schools at all levels Stonepark has always been popular with families. Positioned just off Grange Road close to its junction with Nutgrove Avenue, Stonepark is a short walk from Rathfarnham Village and Nutgrove Shopping Centre and is well served by the regular 16 and 16d bus routes which stop just outside the development. Dundrum Luas station is a short cycle away and the M50 on-ramps at Dundrum and Knocklyon are close by. Set right at the rear of the development, 16 Stonepark Orchard enjoys near total privacy and benefits from an exceptionally large, gated driveway with off-street parking for up to six cars. Entering via the attractive front door the accommodation is cleverly laid out with a welcoming entrance hall, guest w.c., large L-shaped kitchen/living/dining space with doors to rear gardens and double doors to living room. The expansive living room features a large bay window and attractive fireplace with solid fuel stove. To the right of the entrance hall is a front-facing reception room ideal as a lounge, playroom or home office and features a hidden doorway that leads to the self-contained apartment. The apartment offers a wonderful space with its own separate entrance via the gated side passage and features a fully fitted kitchen space, bathroom, compact double bedroom, and a lounge space that could alternatively be used as a second bedroom. The apartment could also easily be integrated further into the main house with minimal works if desired. Returning to the main section of the house and climbing the stairs to the first floor there is a large landing space with hot press and a stair leading to the top floor. To the front of the house lie two bedrooms, a large single and a lovely double with bay window and its own en-suite bathroom. With a similar layout at the rear there is a further two bedrooms, one large single and a further large double again with its own en-suite bathroom. A large bathroom completes the first-floor accommodation. The top floor of the house boasts a most impressive master bedroom suite with a very large bedroom complete with built-in wardrobes and eaves storage along with its own private en-suite bathroom. Outside to the rear of the house is a beautiful private west-facing garden. Walled on all sides and featuring a suntrap patio and zero maintenance artificial lawn with raised planted borders the garden is an idyllic space and boasts a beautiful feature wall at the rear and clever screening from the self-contained apartment. A gated side passage leads to the front driveway where there is gated off-street parking for up to 6 cars along with a large storage shed, separate bin stores and attractive planted borders. With high quality finishes throughout 16 Stonepark Orchard presents in walk-in condition perfect for those seeking a substantial family home in an excellent location. The added flexibility of the integrated apartment cannot be overstated with all of the potential it offers for a variety of uses. The house also boasts a very impressive energy efficient B3 BER rating thanks in part to quality double glazing and gas fired central heating. An impressive home 16 Stonepark Orchard must be seen to be truly appreciated and viewings can be arranged with selling agent Dan Steen. Entrance Hall 5.35m x 1.9m Spacious and welcoming entrance hall with wood flooring, intelligent under-stair storage drawers, burglar alarm panel and convenient under-stair guest w.c. Guest W.C. 1.45m x 0.75m Tiled under-stair w.c. with wash basin. Living Room 7m x 3.5m Impressive front-facing reception room with wood flooring, bay window, attractive fireplace with solid fuel stove, bespoke cabinetry with shelving & drawers and double doors opening to kitchen/dining space. Kitchen/Living/Dining Space 7.35m x 5m Expansive L-shaped kitchen/living/dining space with wood flooring, impressive bespoke fitted kitchen cabinetry with extensive storage and a selection of integrated appliances including AEG freezer, Electrolux fridge, Beko dishwasher and most impressive Falcon extra-large range. Further bespoke cabinetry in the dining area provides further storage. Two separate doors, one from the dining area and the other from the kitchen area provide access to the rear garden & patio. Lounge/Playroom 3.15m x 2.45m Bright front-facing reception room with laminate wood flooring. Built-in sliding storage space conceals fully plumbed Indesit washing machine and Hotpoint dryer with secret doorway leading to fully self-contained unit. Self Contained Apartment Kitchen

7.3m x 2.7m Fully fitted kitchen space with laminate wood flooring, fitted cabinets with Electrolux electric cooker, Beko washing machine and Power Point fridge freezer. The kitchen area features a corridor with access to a hot press, bedroom, bathroom, and lounge internally. Private entrance door leads to gated private side passage with access directly to front driveway. Seperate burglar alarm. Self Contained Apartment Bathroom 2m x 1.65m Tiled bathroom with w.c., wash basin and corner shower with Mira Elite power shower. Self Contained Apartment Bedroom 3.5m x 1.55m Compact double bedroom with laminate wood flooring, built-in wardrobes, and built-in desk. Self Contained Apartment Lounge/Bedroom 2 2.5m x 2.5m Rear-facing reception room which could double as a second bedroom. Laminate wood flooring and built-in wardrobe. First Floor Landing 5.1m x 1.5m Generous first-floor landing space with carpet flooring, hot press, and stairs to second floor. Bedroom 1 2.6m x 2.45m Large front-facing single bedroom with built-in wardrobe and bay window. Bedroom 2 4.6m x 2.9m Generous front-facing double bedroom suite with carpet flooring, bay window, built-in wardrobes, and en suite bathroom. En Suite Bathroom 1.95m x 1.25m Fully tiled en suite













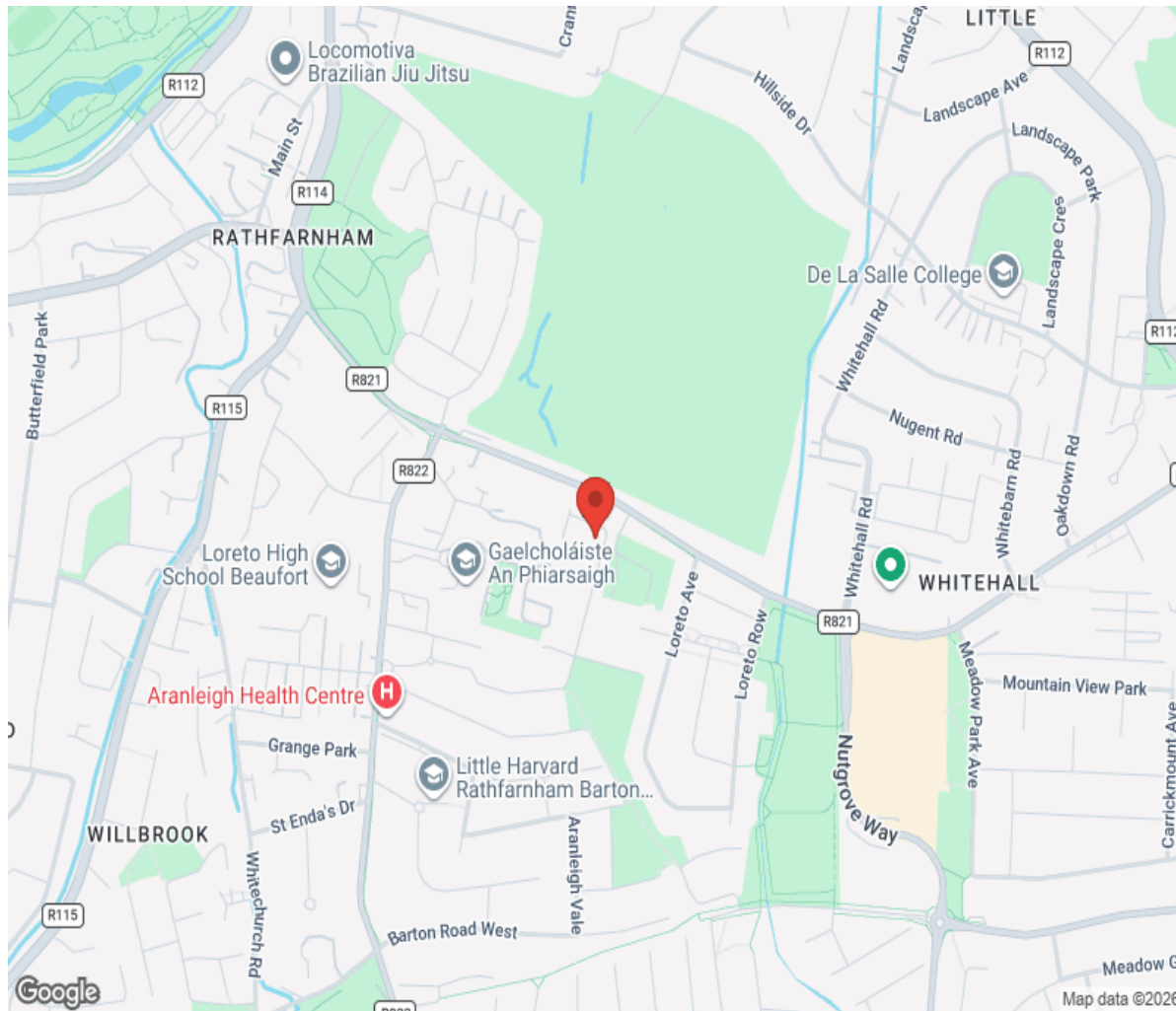




Floor plan



Location



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