

Hamptons

INTERNATIONAL



31 Butterfield Park, Rathfarnham, Dublin 14, D14CY92

4  3 

GUIDE PRICE




£1,130,000

(€1,295,000)

Property details



Attributes

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

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Description

4 bedroom house for sale***OPEN VIEWING SATURDAY MAY 23rd FROM 11:15am to 11:45am*****DNG 3D VIRTUAL TOUR OF THIS PROPERTY AVAILABLE**Located in the heart of Rathfarnham, just a short stroll from Rathfarnham Village and Rathfarnham Shopping Centre, No. 31 Butterfield Park is a truly impressive four-bedroom semi-detached period family home presented to the market in pristine, turnkey condition throughout. Dating from the 1930's and having undergone a full refurbishment and substantial extension in recent years, this is a rare opportunity to acquire one of these much-admired period homes that has been expertly modernised and redesigned for contemporary family living while still retaining all of the charm and character synonymous with the era. Situated on what is widely regarded as one of Rathfarnham's most sought-after residential roads, this exceptional home offers the perfect balance of timeless character, modern convenience and unrivalled location. Beautifully proportioned throughout, the accommodation is further enhanced by high ceilings, bright light-filled interiors and an exceptional standard of finish. The ground floor comprises a welcoming entrance hall, elegant reception room to the front and a magnificent open-plan kitchen/living/dining area within the rear extension, creating the ideal modern family living space. Flooded with natural light and enjoying direct access to the rear garden, this space is perfectly designed for both entertaining and everyday family life. Also located within the extension is a utility area, a guest WC and what is a highly versatile additional room currently used as a downstairs bedroom but equally suited for use as a another living room, playroom or home office depending on a purchaser's requirements. The upstairs accommodation comprises a spacious landing, an extremely impressive master suite with master ensuite bathroom (originally two separate bedrooms), along with two further large double bedrooms and a stylish family bathroom. A particular feature of this superb home is the magnificent beautifully landscaped rear garden extending to approximately 85 feet in length, providing an exceptionally private and mature outdoor space with ample room for relaxation, entertaining and family enjoyment. To the front, the property benefits from off-street parking within a mature residential setting. Butterfield Park is one of Rathfarnham's most desirable and well-established residential addresses due to its exceptional convenience and proximity to every conceivable amenity. The property is within walking distance of both Rathfarnham Village and Rathfarnham Shopping Centre and is also ideally positioned close to a number of South Dublin's most highly regarded junior and senior schools including Loreto High School Beaufort, Our Lady's School, Terenure College, St. Patrick's and St. Pius X. Bushy Park, St. Enda's Park and Rathfarnham Castle Park are all within walking distance, while Marlay Park is only a short drive away. There is also an abundance of sports and leisure facilities nearby including The Grange Golf Club, Ballyboden St. Enda's GAA Club and Templeogue Tennis Club. Combining timeless character with stylish modern upgrades, No. 31 Butterfield Park is a superb family home of true distinction in one of South Dublin's most desirable and established residential locations.

GROUND FLOOR Entrance Hall 3.53m x 3.56m Welcoming entrance hall featuring a solid wooden front door by Georgian Doors with original refurbished stained glass, engineered cherrywood flooring and restored original wooden internal doors throughout. Downstairs WC Guest WC fitted with Villeroy & Boch sink and Hansgrohe fittings. Lounge 3.23m x 3.49m Elegant front reception room with engineered cherrywood flooring and original sliding doors opening through to the rear living space. Living Room/Dining Room/Kitchen 8.32m x 6.1m Magnificent open-plan living space with natural stone flooring, wall-mounted gas fire and underfloor heating with zoned thermostats. The kitchen features a bespoke "Snaidero" kitchen with integrated fridge freezer and dishwasher. Flooded with natural light from triple-glazed Aluclad windows with internal wooden frames imported from Austria. Utility Room Practical utility space with natural stone flooring and additional storage. Downstairs Bedroom 4.42m x 2.88m Highly versatile room currently in use as a downstairs bedroom, equally suited as a playroom, home office or additional reception room, finished with natural stone flooring.

FIRST FLOOR Landing Bright landing area with restored original wooden internal doors throughout. Main Bedroom 5.31m x 3.71m Exceptional master suite (originally two bedrooms) featuring solid oak flooring and generous proportions. En-suite Bathroom 2.49m x 2.25m Stylishly appointed ensuite with Villeroy & Boch sanitary ware and Hansgrohe taps and shower fittings. Bedroom 2 4.44m x 3.02m Large double bedroom overlooking the rear garden. Bedroom 3 3.64m x 2.2m Bright and well-proportioned bedroom. Bathroom 2.49m x 1.91m Luxurious family bathroom featuring a Villeroy & Boch jet bath, Villeroy & Boch sinks and Hansgrohe fittings. Garage 4.77m x 2.63m Ideal for storage or potential conversion subject to the necessary planning permission.





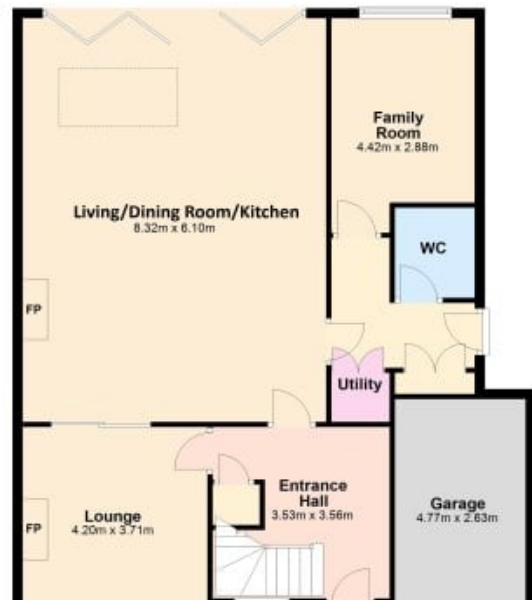




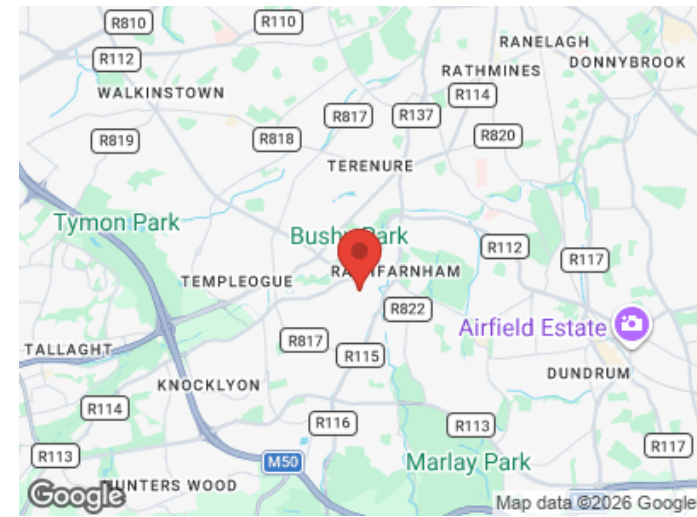
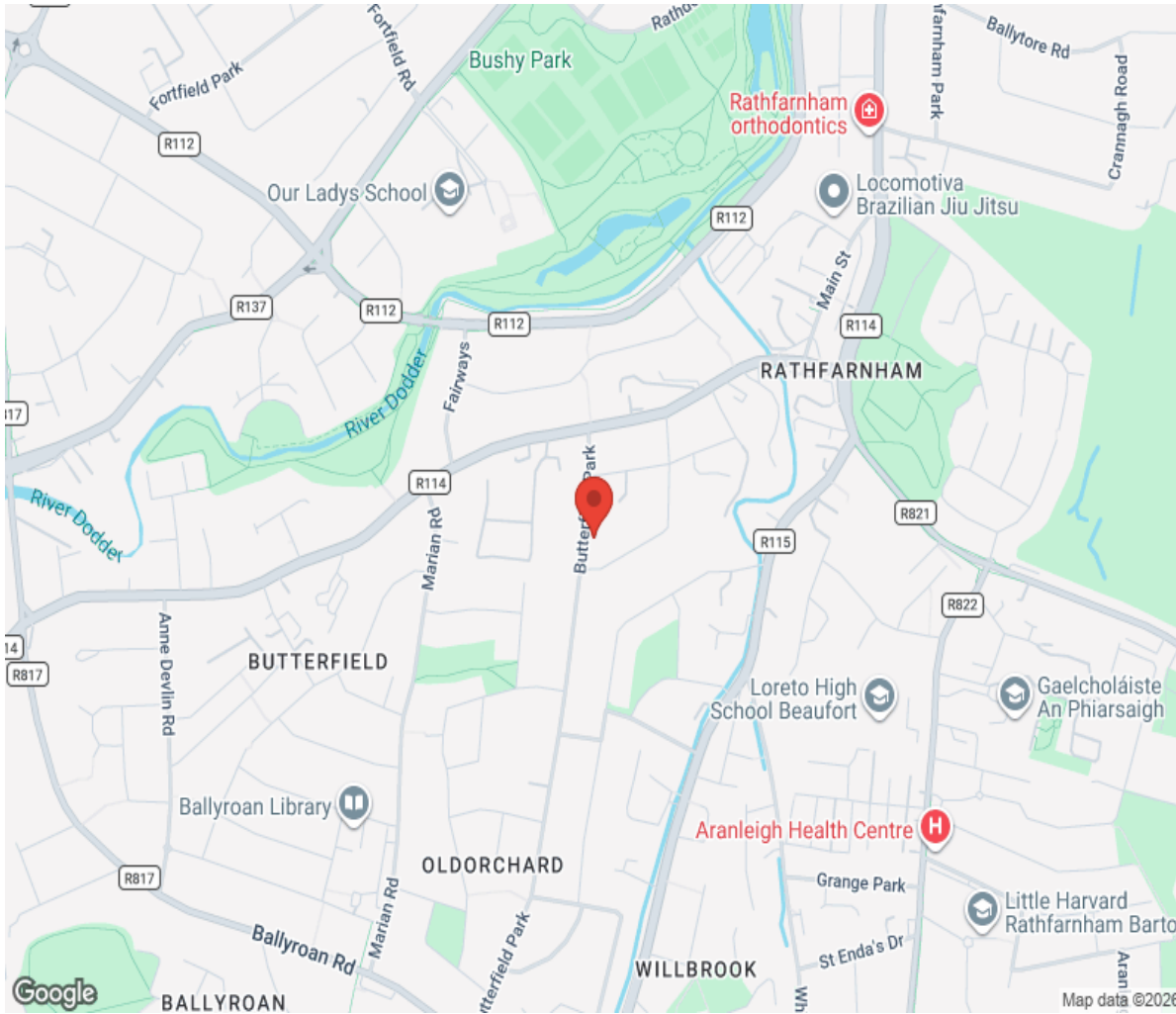




Floor plan



Location



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