

Hamptons

INTERNATIONAL



5 Pine Valley Way, Rathfarnham, Dublin 16, D16VK80

4  2  4 

GUIDE PRICE







£830,000

(€950,000)

Property details



Attributes




-  **Swimming pool**
-  **Garage**
-  **Near golf course**
-  **Gym**
-  **Private parking**
-  **Garden**

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Description

4 bedroom house for sale***OPEN VIEWING SATURDAY MAY 23rd FROM 2:00pm to 2:30pm***DNG Rathfarnham are delighted to present 5 Pine Valley Way to the market. This exceptional four/five-bedroom family home is a real rarity in the development coming to the market in move-in ready condition and benefitting from a raft of upgrades and improvements. Pine Valley is an attractive mature development positioned between Grange Road and Harold's Grange Road immediately adjacent to Marlay Park which is South Dublin's most lauded green space. Pine Valley is one of South Dublin's most sought-after estates, recognised in the Dún Laoghaire-Rathdown Tidy Districts Awards, four years running, and home to an active resident's association (pinevalley.ie) that organises community events and family fun days throughout the year. A central green recreation area at the heart of the estate offers a dedicated pedestrian exit to Marlay Park via a pedestrian crossing, leading directly to the park's newer children's playground. Marlay Park offers scenic walks, playing pitches, water features, model railway, putting green and bustling cafe & weekend food markets. The immediate area is served by a wide range of other amenities including an excellent selection of schools, among them St. Columba's College, Wesley College, Ballinteer Community School, Scoil Náithí and Our Lady's National School, shopping centres at Ballinteer and Dundrum Town Centre, one of Ireland's premier retail destinations, and a large number of sports clubs and great public transport links. The M50 on-ramp at Dundrum is only a two-minute drive away and the scenic Dublin mountains are on your doorstep. Ticknock's network of walking trails and world-class mountain bike tracks are minutes away, with the iconic Blue Light pub and a handful of well-loved mountain cafés nearby for post-activity refreshment. Public transport connections are excellent. The Route 16 bus provides a direct bus route from Grange Road to Dublin city centre and all the way to Dublin Airport. The S8 service connects to Dún Laoghaire and the southside coastal corridor, while Dundrum and Balally Luas stations are easily accessible, putting the full Green Line network within easy reach. For drivers, Citywest and all major arterials are accessible via the M50, two minutes away. Sport and leisure facilities in the immediate area are outstanding. Grange Golf Club, a James Braid-designed course and home club of Ryder Cup Captain Paul McGinley, voted best parkland course in Dublin, adjoins Marlay Park, while Rathfarnham Golf Club and a pay-and-play par-3 course within the park itself provide further options. DLR Leisure Meadowbrook in Ballinteer, an award-winning public leisure centre, offers a 25m pool, fully equipped gym with Technogym equipment, padel courts, 30+ weekly studio classes and one of the largest children's swimming lesson programmes in the county. Tucked away at the quiet rear of the development Pine Valley Way is home to just 28 attractive semi-detached homes. Number 5 occupies an enviable position on the road's south side, benefitting from the ideal south-facing rear garden which enjoys sun all day long. Originally a notably smaller home number 5 has benefitted from a full conversion of its attached garage to a lovely reception room which could easily be used as a fifth bedroom if needed and also a rear extension to create a much larger kitchen with separate utility/guest w.c. The property now boasts approximately 150 square metres of living space including a welcoming entrance hall, front reception room currently laid out as a cinema room, a most impressive front facing living room which opens into a large dining room with views out over the rear garden and opens to the large extended kitchen. The utility room/guest wc finishes off the ground floor accommodation. Upstairs there are four fine bedrooms, a landing space, and a large family bathroom. There is ample scope to create an en-suite bathroom between the two larger bedrooms if desired and a spacious attic above offers further potential for expansion if desired. The gardens of 5 Pine Valley Way are one of its best features. To the front a large gravel driveway offers off-street parking for multiple cars and features mature hedging and screens creating excellent privacy. A mature planted border with a selection of shrubs and a lovely ash tree adds colour and the clever use of outdoor lighting adds to the quality of the space at night. An electric vehicle charging point offers great practicality for EV drivers along with outdoor sockets and a gated side passage leads to the rear garden. The rear garden boasts a raised sandstone patio ideal for sunbathing and al-fresco dining and features steps down into a zero-maintenance artificial lawn with mature planted borders surrounding it. An attractive Japanese maple tree and mature bamboo plants give the garden a peaceful and private feel and it benefits from near total privacy. With a large storage shed in one corner and further storage locker to one side of the patio the garden is ideal for those who like to enjoy the outdoors of their home and perfect for families with young children. Thanks in part to modern double glazing and gas fired central heating 5 Pine Valley Way boasts an enviable energy efficient B2 BER rating and benefits from high quality fixtures and fittings throughout. Presented in walk-in condition throughout and benefitting from extensive upgrades and extensions 5 Pine Valley Way is a rare opportunity to acquire a move-in ready

family home in a wonderful mature development. Viewings of this attractive home are highly recommended and can be arranged with selling agent Dan Steen. The property is ready for new owners, with no onward chain. Entrance Hall A wide and welcoming entrance hall with wood flooring and extensive under-stair storage. Lounge/Cinema Room A spacious front-facing reception room with wood flooring. Currently fitted out as a home cinema/playroom. Suited to a number of uses including reception room, home office or even a 5th bedroom if required. Living Room Impressive front-facing reception room with wood flooring, bespoke cabinetry, and feature fireplace with freestanding solid-fuel stove. Opens to kitchen/dining space at the rear. Dining Space Bright and airy rear-facing dining area with wood floor and extensive bespoke built-in storage. Lovely outlook over the south-facing rear garden space. Opens to the extended kitchen space. Kitchen Contemporary fully fitted kitchen space with extra-large central island and impressive range of high-end integrated appliances. Sliding doors lead to the south-facing rear garden and a convenient guest use. Utility space off Utility Room/Guest W.C. Large practical utility with wood floor and attractive wall panelling. W.C and wash





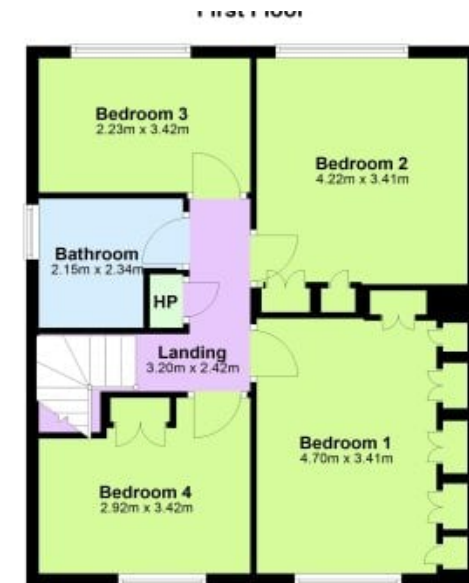




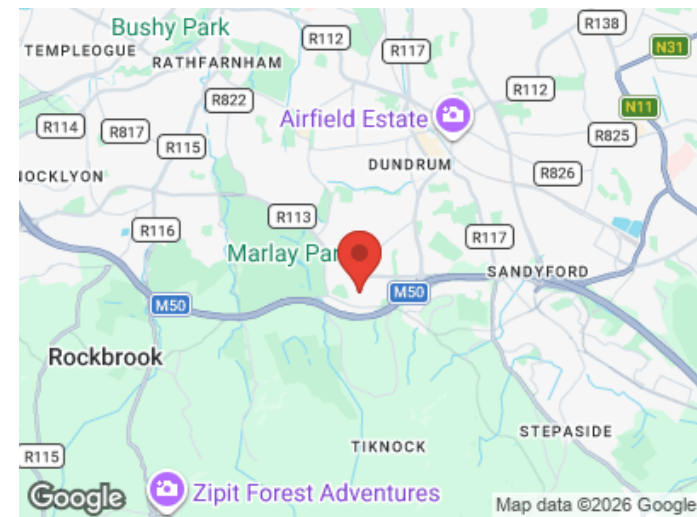
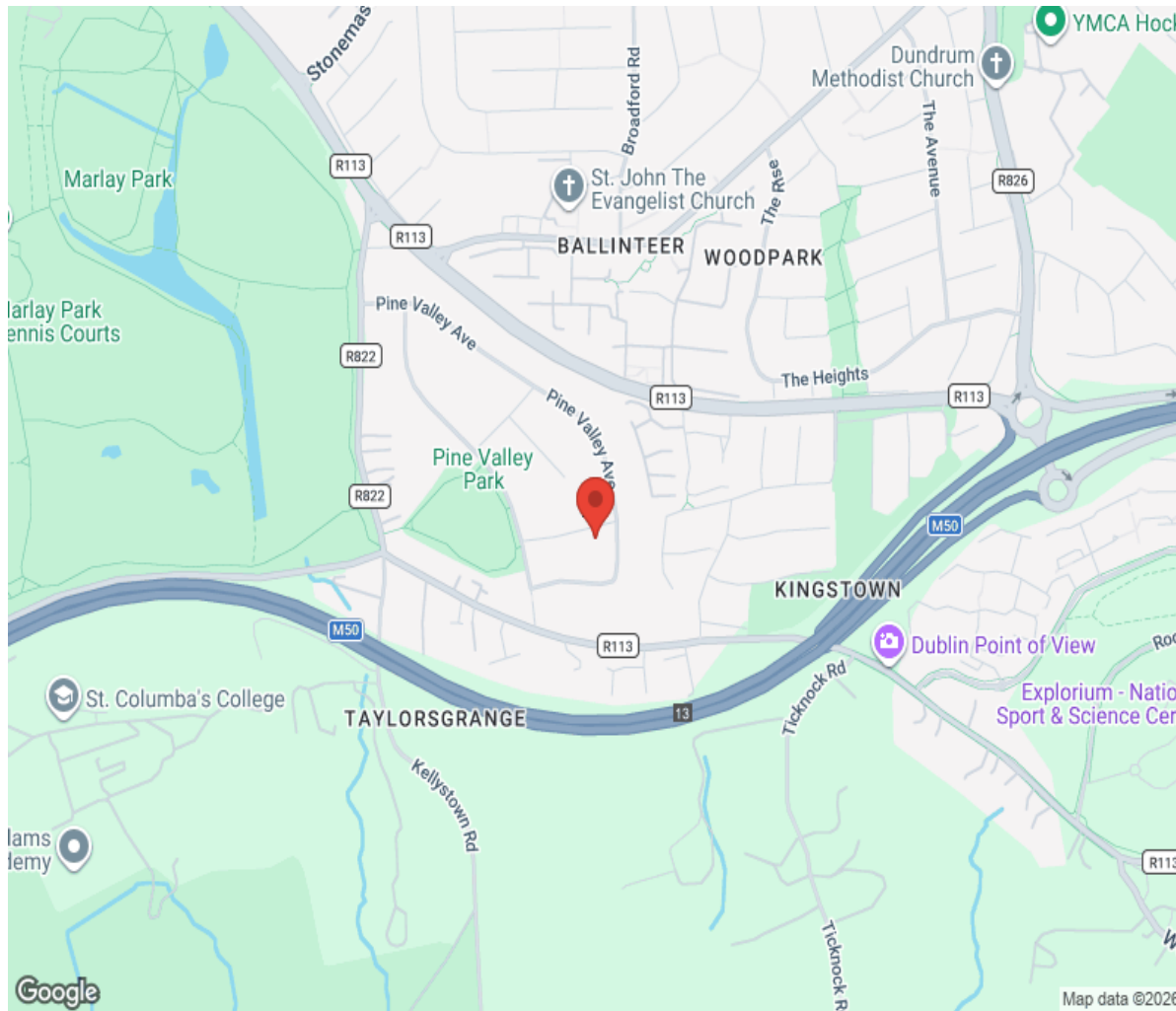




Floor plan



Location



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