



83 Marley Avenue, Rathfarnham, Dublin 16. D16 P3C2

Beirne
& Wise



Situated in the tranquil surroundings of Marley Avenue, this attractive semi-detached house offers a wonderful opportunity for those seeking a family home with immense potential. Built in the early 1970's, the property extends to a comfortable 130sq.m and comprises Entrance hall (with guest W.C.), living room, dining room, extended sunroom, kitchen and converted garage. Upstairs there are three bedrooms and a family bathroom. The property does require some upgrading, but offers a perfect opportunity to create a forever home in a most desirable location.

The west-facing rear garden is wonderfully mature and is well stocked with a variety of shrubs and flowering plants, providing a perfect setting for outdoor gatherings and enjoying the evening sun. To the front, this property overlooks a peaceful green area, ideal for young families. With its generous space and potential for enhancement, this semi-detached house is a fantastic opportunity for those looking to invest in a property that can be transformed into a stunning family home.

The Marley Grange development is an excellent residential location situated directly across the road from Marlay Park, off the Grange Road. In the immediate vicinity there is a selection of local shops and a host of recreational amenities at Marlay Park. Located approximately 6 miles (9km) from Dublin city centre the area is serviced by excellent transport, numerous bus routes on the doorstep and the M50 is also an easy commute. The surrounding area boasts local walks in Marlay Park and St. Enda's Park as well as the Dublin Mountains being just a short drive away. A number of exceptional primary and secondary schools are within easy reach including Divine Word National School, Scoil Naithí, St. Mary's Boys School, Rathfarnham, St. Attracta's National & Senior School, Wesley College and Loreto National School and Loreto Beaufort. There are shopping facilities at Dundrum, Nutgrove and Ballinteer Shopping Centres.



Features

- Extended 3 Bedroom Family Home
- Sunny West Facing Garden
- Gas Fired Central Heating
- 130sq.m including Garage Conversion
- Off Street Parking
- Established Residential Area Close to Shops and Schools

View

Strictly by appointment with the selling agents Beirne & Wise,
12a Carysfort Avenue, Blackrock, Dublin, T: 01 2880900





Accommodation

PORCH

With sliding glass door.

ENTRANCE HALL

Stairs to first floor.

GUEST W.C.

Discreetly tucked under the stairs, with W.C. and wash hand basin.

LIVING ROOM

3.85m x 4.43m

Well proportioned reception room with built in book shelving. Fireplace with gas fire inset and double doors open to the Dining Room.

DINING ROOM

3.90m x 3.20m

This bright, light-filled room is open plan to the extended Sun Room.

SUN ROOM

3.50m x 4.12m

Pitched roof with four roof windows, flooding the room with natural light. Double French doors open to the rear garden.

KITCHEN

3.37m x 3.69m

Large eat-in kitchen with ample wall and floor cupboards. Gas cooker and plumbed for a washing machine. Door to enclosed side passage.

STUDY/PLAY ROOM

2.46m x 4.77m

Originally the garage, this downstairs room would suit a variety of uses including home office/ play room or teenage den.

FIRST FLOOR LANDING

Access to attic.

BEDROOM 1

3.12m x 4.33m

Double room to the front.

BEDROOM 2

3.37m x 2.74m

Double room overlooking the rear garden.



BEDROOM 3

2.71m x 2.86m

Single room to the front.

BATHROOM

With W.C., wash hand basin with underneath storage and bath.

OUTSIDE

The large rear garden enjoys an enviable west facing aspect and plenty of light throughout the day. It is well-stocked with an array of flowering plants including established lily's and colourful rose bushes. There are also two large garden sheds. To the front there is off street parking.

B E R

Ber No. 118468131

Output. 337.44 kWh/m²/yr







