



36 Riverside Drive, Castle Park, Rathfarnham, Dublin

Beirne
& Wise



For Sale By Private Treaty

Number 36 is a substantial four-bedroom semi-detached home, (116 sq.m. approx. excluding Garage) superbly situated in this mature and leafy residential setting within a stroll of one of Dublin's oldest and most picturesque Golf Clubs – The Castle. Offering tremendous scope to refurbish and extend (subject to P.P.), this 1950's home has all the ingredients to create a wonderful family home coupled with a secluded south easterly rear garden. There is a lapsed Planning Permission for a 96sq m extension to go out the back side and attic, reference DLR D18A/703, final grant number P/2470/18.

Castle Park is one of South Dublin's premier addresses, with an attractive variety of house types dating from the early 1930's through to modern times. A stroll around Castle Park will confirm the confidence in the area with a superb range of high-end refurbishment projects been carried out in recent times resulting in many attractive and impressive family homes.

There is an enviable range of facilities at hand; excellent local shopping at Churchtown, within minutes of Dundrum Town Centre and the villages of Rathfarnham, Rathgar, and Terenure. The by-pass roads make the M50 highly accessible while the LUAS makes light work of the short commute to the city centre and beyond. Leisure facilities abound with the parklands of Orwell, Dartry and Bushy at hand not forgetting a selection of well-established primary and secondary schools just minutes away.

Special Features

- Prime South Dublin Location – Situated on leafy Riverside Drive, one of the area's most desirable addresses, renowned for its characterful mid-century homes and stylish modern renovations.
- Spacious Four-Bedroom Semi-Detached – Built in the 1950s, offering generous proportions and excellent scope for families looking to create a long-term home.
- Vacant Possession, No Onward Chain – Ready for immediate purchase with no delays, making the move smoother and quicker.
- Large South-Easterly Garden – A sun-filled, private outdoor space ideal for family life, gardening, or future extension.
- Exciting Potential to Extend & Refurbish – The property could do with updating, but previously had planning permission (now lapsed) for a 96 sq. m. rear, side and attic extension (DLR D18A/703, P/2470/18).
- Close to Excellent Amenities – Just minutes from Dundrum and Churchtown shopping, with The Castle and Milltown Golf Clubs nearby, and convenient to the villages of Rathfarnham, Rathgar and Terenure.
- Superb Transport Links – Easy access to the LUAS and M50, ensuring quick connections across Dublin.

Accommodation

HALL

A covered tiled porch way leads to the spacious hall with original coved ceiling and access to

LIVING ROOM

5.26m x 4.05m max

Substantial room with large picture window to the front, with original coved ceiling and tiled fireplace, door to

DINING ROOM

4.11m x 3.56m

Another generously proportioned room with coved ceiling, tiled fireplace and patio door to secluded rear garden, access to

KITCHEN/BREAKFAST ROOM

3.56m x 3.17m

With a double-glazed PVC window and an array of contemporary floor and wall mounted units incorporating a s.s sink, built-in oven, hob and extractor unit and an integrated dishwasher and fridge. There is recessed downlighters and LED lighting in floor and plinth of kitchen units. Access to under stairs storage and





BOILER HOUSE / STORE

With GFCH boiler and plumbed for a washing machine.

GARAGE

5.21m x 2.86m

Offering great potential to convert (subject to P.P.)

FIRST FLOOR

With side window and access to all rooms and Hot Press.

LANDING

With side window and access to all rooms and Hot Press with a fold down stairs to Attic Space

BEDROOM ONE

4.12m x 4.10m max.

Principal bedroom overlooking front garden with built-in wardrobe.

BEDROOM TWO

3.55m X 2.78m ()

Another good double room overlooking the rear garden.

BEDROOM THREE

2.53m x 2.03m

A generous single room to the rear.

BEDROOM FOUR

3.67m x 3.22m max

A double room to the front with built-in wardrobes.

BATHROOM

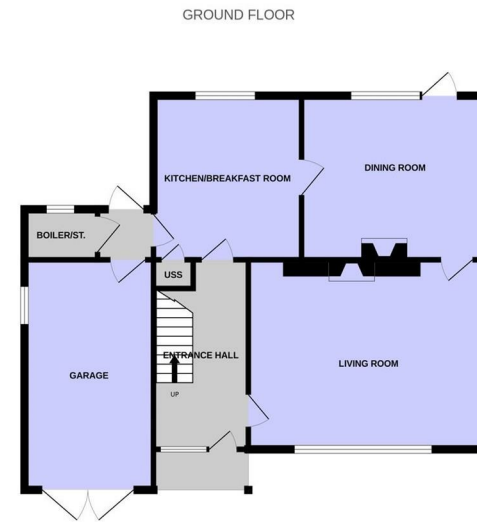
With bath and w.h.b with tiled surround and an adjoining w.c.

GARDENS

The walled and gated front garden is mostly in lawn with a driveway with access to the garage. There is a side entrance leading to the private rear garden with a south easterly aspect (28.5 m long x 12.5m approx. wide approx.) in lawn with a mature specimen tree. This could be the perfect family garden or a gardener's paradise and also offers exciting potential to extend (subject to P.P)

BER





Beirne
& Wise

Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.