



70 Woodside, Rathfarnham, Dublin 14, D14H6N1

Beirne
& Wise

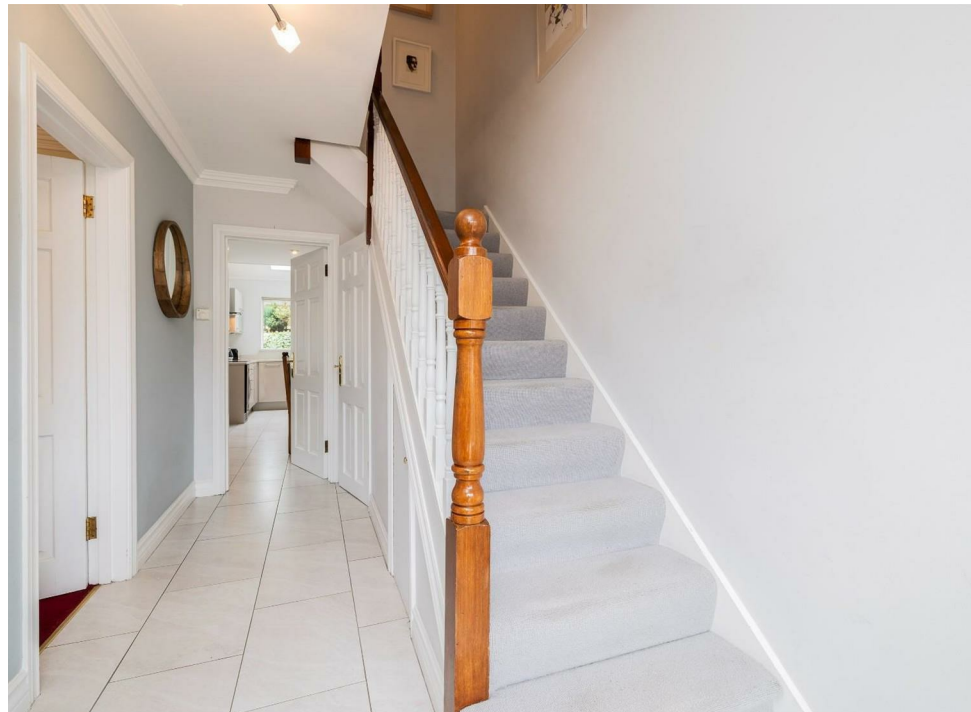


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For Sale By Private Treaty

No 70 is an appealing three-bedroom family home, well situated in this most popular, leafy enclave opposite the imposing Ely's Arch off the Dodder Park. Built in the mid 1990's, this well presented home has been updated to suit modern day living with an open plan kitchen /dining room extending the width of the house and a spacious living room to the front. All the necessary conveniences are available with a guest w.c. and ensuite facilities. There is off street parking to the front and with a generous rear garden potential to extend or indeed into the attic space (subject to P. P.)

The location needs little introduction -in old Rathfarnham, within a stone's throw of Churchtown and Rathgar and all their associated amenities. The M50 is easily accessible while the LUAS at Dundrum makes light work of the short commute to town and a there is a regular bus service to the city centre and beyond. The Dundrum Town Centre is a big attraction with its excellent shopping and selection of restaurants, cafes and entertainment venues. A variety of well-established junior and senior schools are within easy reach; The High School, Stratford, Alexandra College, Educate Together and Ardtona Junior to mention a few. The Dodder Linear Park with its abundance of wildlife offers beautiful walks connecting Bushy, Orwell and Dartry Parks and close to both the prestigious Castle and Milltown Golf Clubs.



Special Features

- Contemporary open plan Kitchen /Dining /Family area
- Off-street parking.
- GFCH and Alarm.
- Modern Bathroom facilities.
- Potential to extend (subject to P.P.)
- Floor area 105 sq. m. approx.

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

HALL

Covered open porch with attractive stained glass side window with panelled door leading to the welcoming hall, with coved ceiling and contemporary matt finished floor tiling with access to understairs storage and

GUEST W.C.

With w.c., w.h.b and with tiled flooring.

LIVING ROOM

4.79m x 3.55m

Bright and airy with coved ceiling and a period style fireplace with timber surround, tiled inset and marble hearth proving a focal point for this comfortable room. Access to

KITCHEN/DINING/FAMILY AREA

5.72m x 5.88m max.

Perfect for modern day living with tiled flooring carried through from the hall. Extending the width of the house with coved ceiling, recessed downlighters and a sliding patio door to garden from the family area. There is plenty of room to dine and entertain with a stunning modern u-shaped kitchen with overhead roof light with an array of high gloss floor and wall mounted unit incorporating a built-in oven, ceramic hob with overhead extractor unit, an integrated dishwasher and washing machine, space for fridge/freezer and a built-in wine cooler. There are attractive travertine style worktops with upstands and countertop lighting.

FIRST FLOOR

LANDING

With access to Hot Press and pull-down ladder to attic space.

BEDROOM ONE

3.77m x 3.54m

This is the principal bedroom to the front with exposed tongue and grooved flooring and built-in wardrobes, with access to

ENSUITE

Fully tiled with shower cubicle complete with thermostatic shower valve and screen, w.h.b. and w.c.

BEDROOM TWO

3.48m x 2.73m

This is the principal bedroom to the front with exposed tongue and grooved flooring and built-in wardrobes, with access to

BEDROOM THREE

3.18m x 2.89m

This is a double room with timber flooring overlooking the rear garden.



BATHROOM

With tiled walling and timber flooring with suite comprising; bath with mixer tap and flexible shower hose, w.h.b with overhead mirror and w.c.

GARDENS

To the front the railed front garden is easily maintained with off street parking for two cars, with mature planting which screens the house from the passing eye. The generous rear garden is tiered over four levels with extensive patios, lawn and generous border planting with tear round interest. It is approx. 23m long and enjoys a super west facing orientation and enjoys a good degree of privacy

BER

Number 107117202

Output 193.24 kWh/m2/yr.

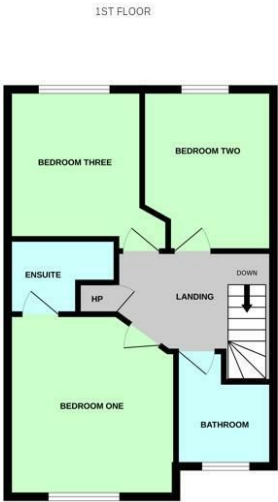








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