



31 Woodfield, Scholarstown Road, Rathfarnham, Dublin 16,

Beirne  
& Wise





## 31 Woodfield, Scholarstown Road, Rathfarnham, Dublin 16, D16T6F9

For Sale By Private Treaty

This is a most attractive, brick faced two-bedroom terraced house, superbly situated in this leafy enclave at the end of a cul-de-sac, just off Scholarstown Road. No 31, is a beautifully presented home which has been updated with considerable taste and flair with contemporary, high specification kitchen and bathroom fit out. A real bonus is the south facing landscaped rear garden which offers potential to extend (subject to P.P.) if required. The accommodation is bright and airy with plenty of natural daylight and comprises; Entrance porch, living room, kitchen/dining, two double bedrooms and a bathroom at first floor level. Ready and waiting for its new owners and will appeal to both first time buyers and those seeking a more manageable home in a mature residential area with plenty of open green spaces.

Woodfield is surrounded by a wealth of local amenities to include excellent shopping at Knocklyon and Rathfarnham Shopping Centres and the villages of Rathfarnham and Templeogue. Local schools such as St Colmcille's National and Community school, Loreto Beaufort, Sancta Maria College, Scoil Naomh Padraig and Coláiste Eanna are all within easy reach.

Leisure facilities abound- being at the foothills of the Dublin Mountains and convenient to St. Enda's Park and Marlay Park with a variety of sporting facilities to suit all. The development is well serviced with public transport links with the No 15 and S8 bus routes providing access to the city and beyond. This is a highly accessible and popular residential location being only a short distance from the M50.



### Special Features

- Quiet enclave in mature development.
- Modernised with superb kitchen and bathroom fit out.
- Floor Area 70 sq. m. approx.
- Secluded south facing rear garden.
- Potential to extend to the rear (subject to P.P.)
- GFCH

### View

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







## Accommodation

### ENTRANCE PORCH

Fully glazed, with floor tiling and access to

### LIVING ROOM

5.11m x 3.73m

This is a generous reception room with low level window, coved ceiling, centre rose and laminate flooring. There is access to invaluable understairs storage as well as a dedicated cloakroom. A glazed door leads to

### KITCHEN/ DINING

4.79m x 3.73m max.

This is a bright and spacious room with eye-catching porcelain floor tiling and a contemporary fully fitted L- shaped kitchen, with an extensive range of wall and floor mounted units complete with tiled splashback. There are a built-in oven and microwave, a ceramic hob and integrated fridge/ freezer, dishwasher and washer/ dryer. There is ample room to dine/ entertain with a large bay with low level glazing and sliding doors to sun drenched south facing patio. The GFCH boiler is located in the kitchen.

### FIRST FLOOR

#### LANDING

With access to attic space.

### BEDROOM ONE

3.73m x 3.57m

Principal bedroom, a generous room overlooking the rear garden with built-in wardrobes.

### BEDROOM TWO

3.73m x 3.21 max

A double sized room to the front with low level picture and porthole windows with built-in wardrobe.

### BATHROOM

The contemporary bathroom is fully tiled with skylight and suite comprising, bath with shower screen, electric shower unit, full length shelf and wall hung vanity unit with basin and overhead mirror with vanity light and w.c.

### GARDENS

Ber No. 106818024

Output: 190.85 kWh/m<sup>2</sup>/yr.

### BER

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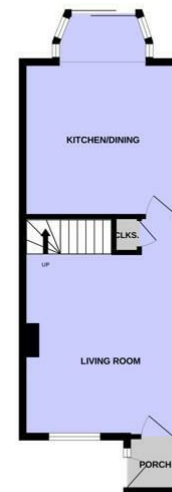








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