



7 Crannagh Way, Rathfarnham, Dublin 14 D14K4C9

Beirne
& Wise



7 Crannagh Way, Rathfarnham, Dublin 14 D14K4C9

For Sale By Private Treaty

7 Crannagh Way is a handsome, five-bedroom, detached residence, superbly located off the Rathfarnham Road in walk in condition. Built in 1994, No.7, is one of just eleven luxurious homes enjoying a secluded setting in this leafy cul-de-sac. Unconventional in layout and full of surprises, this exceptional property offers potential buyers a home of immense charm and character with rooms of elegant and generous proportions with a classic contemporary interior. This ultra-comfortable, light filled home extends to 209 sq. m approximately and has been designed to maximise on space and light and has a wonderful balance of both living and bedroom accommodation - adaptable to suit a modern family's changing needs.

The well-appointed accommodation is over three floors and briefly comprises; Hall, guest W.C, living room interconnecting to the formal dining room, a kitchen/dining/family room both with access to a lovely terrace and a third adaptable reception room. Downstairs at garden level there are four bedrooms-one ensuite and a family bathroom. Upstairs on the first floor there is a magnificent principal bedroom suite with wonderful leafy views in both directions.

The location needs little introduction-in old Rathfarnham, within a stone's throw of the bustling village which will meet all your essential day to day shopping need, not forgetting the wonderful parklands and playground surrounding Rathfarnham Castle and the prestigious Castle Golf Club for which residents of Crannagh Way have private gated access. Within a leisurely walk of Terenure and Rathgar there is good transport links to the city and beyond. There is a selection of well establish junior and senior schools in the area and the M50 is easily accessible. There is an excellent selection of shopping, restaurants, cafes and entertainment venues just minutes away. The Dodder Linear Park with its abundance of wildlife offers lovely walks/cycle paths connecting Bushy Park to several parks in both directions.



Special Features

- Spacious family home with five bedrooms – two ensuites
- Upgraded heating system (2022) combi boiler with HIVE controls.
- Intercom /Alarm
- Secluded south easterly rear garden
- Three reception rooms plus large family friendly kitchen /dining/family room
- Floor area 209 sq. m
- Coble lock driveway with generous off-street parking and EV Charger
- Side access

View

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





Accommodation

ENTRANCE HALL

Welcoming entrance with coved ceiling, timber flooring, recessed downlighters and wall lighting.

GUEST WC

Nicely appointed with floor and partial wall tiling, with W.C., and pedestal W.H.B.

LIVING ROOM

7.30m x 3.85m max

Gracious room perfect for entertaining - with bay window, coved ceiling, recessed down lighters, wall lighting and timber flooring. A period style marble fireplace with coal effect gas fire provides a focal point for this lovely home. Double doors interconnect to

DINING ROOM

4.89m x 3.36m

Again, similar to living room with timber flooring and access via sliding doors to the sheltered terrace and doors to the hall and kitchen.

KITCHEN/ DINING ROOM /FAMILY ROOM

5.46m x 5.05m

Visually stunning room with large picture window and sloping roof with bespoke roof light taking full advantage of garden views. With tiled flooring, recessed lighting and an extensive selection of floor and wall mounted units with a well-located breakfast bar, attractive subway tiled splashback and granite worktops with a built-in gas hob, electric double oven, integrated fridge/freezer and plumbed for washing machine. There is plenty of space for family gatherings and daytime living. Access to terrace via sliding doors

TERRACE

Sheltered terrace with a south easterly aspect with paved flooring with spiral stairs down to garden. level.

FAMILY/ TV ROOM

3.61m x 2.27m

To the front of the property, a very adaptable room - a perfect playroom / home office- the choice is yours. With similar finishes to other reception rooms, there are coved ceilings with recessed downlighter and timber flooring.

GARDEN LEVEL

LOWER HALL

Attractive carpeted staircase leads to the lower hall with access to two storage closets.

BEDROOM TWO

3.99m x 2.97m

A generous double size room with built-in wardrobes, laminate flooring and access to

EN-SUITE

Fully tiled with shower, wc and whb.

BEDROOM THREE

3.53m x 2.70m

To the rear with door to garden. This is a double sized room with a built-in wardrobe and laminate flooring.

BEDROOM FOUR

3.55m x 2.39m

This is a good single room with built-in wardrobe again overlooking the rear garden.

BEDROOM FIVE

2.52m x 2.46m

Another generous single room to the rear with laminate flooring.

BATHROOM

Fully tiled with bath with dual drench shower, wc and whb.

FIRST FLOOR LEVEL

LANDING

An attractive carpeted stairs leads to bright and airy landing with dormer window. There is room for an office area and access to wrap around eaves storage and access to the attic space above.

BEDROOM ONE SUITE

5.89m x 5.10m

Absolutely fabulous principal bedroom suite, – a quiet haven away from all the hustle and bustle below! With a dormer window to the front and sloped roof lights to the rear offering wonderful tree top views stretching as far as the Dublin mountains. As expected, there is an extensive range of bespoke wardrobes and access to

EN-SUITE

Extra spacious, fully tiled with roof light and suite comprising large jacuzzi bath complete electric shower and screen, pedestal W.H.B with vanity light and W.C.

GARDEN

The easily maintained walled front garden is in cobble lock offering generous off-street parking. There is pedestrian entrance on one side leading to the garden level. The south easterly rear garden is very secluded with a couple of specimen trees giving great privacy. There is an extended patio area ideal for outdoor dining/living and steps lead to lawn area bordered by railway sleepers defining the perimeter flower beds and there is a newly installed shed.

BER

Number: 109885020

Output: 142.23 kWh/m2/yr

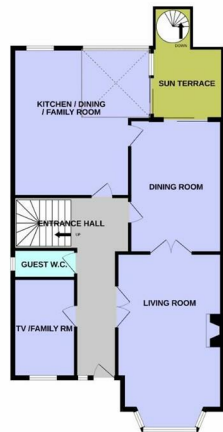








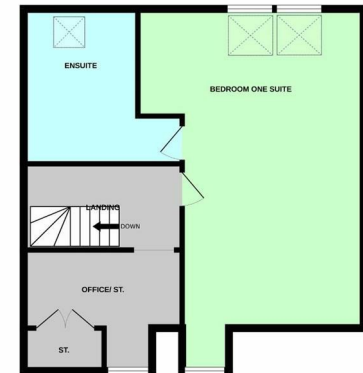
ENTRANCE LEVEL



GARDEN LEVEL



FIRST FLOOR



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.

Beirne
& Wise

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