

13 RATHGAR VILLAS

RATHGAR • DUBLIN 6



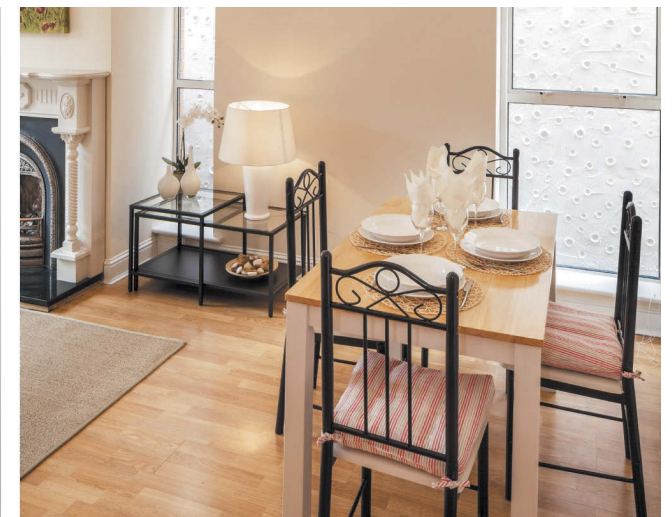
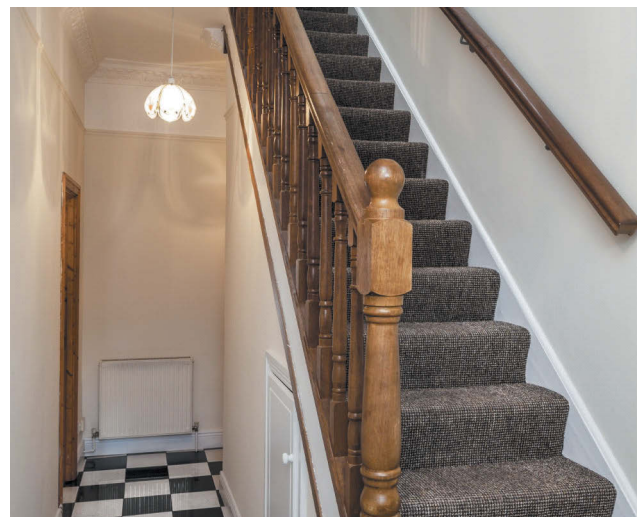
13 RATHGAR VILLAS

RATHGAR • DUBLIN 6

A fine five bedroom detached residence located in small boutique development in the heart of Rathgar.

Rathgar Villas is a small, modern development of only seventeen properties which enjoys an enviable location just off Rathgar Avenue and within minutes' walk of Rathgar and Terenure villages.

This deceptively spacious property stands at 106 sq.m / 1,145 sq.ft and briefly comprises entrance hall which enjoys double ceiling height. There is access to all ground floor accommodation off the entrance hall. To the front of the house the large open plan living / dining room offers the perfect space for day to day living and dining. This bright room benefits from a dual aspect and features a fireplace which stands as an attractive focal point to the room. From this room, there is access to the kitchen / breakfast room which is located to the rear. The kitchen is fully fitted with wall and eye level units and tiled floor. A patio door provides access to the rear garden. Also at ground floor level there are three bedrooms (one en-suite), a generous hot press storage and bathroom. Accommodation on the first floor includes two double bedrooms and shower room. Both of the bedrooms feature velux windows and ample eaves storage.





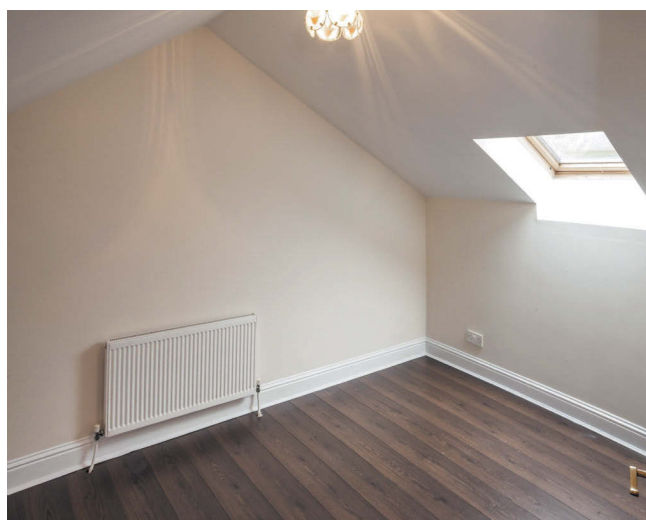
The property is extremely well presented throughout and offers the perfect space for the discerning purchasers to alter and reconfigure to suit their requirements and needs. To the rear there is a delightful patio garden which enjoys complete privacy. Fully walled, the garden features a flower bed and barna shed and offers the perfect space for warm weather dining and entertaining. To the front of the house there is ample room for off-street car parking on the cobble-lock driveway. This walled, low maintenance and manicured space features a raised flower bed and a side entrance to the rear garden.

No 13 is guaranteed to appeal to those looking for a family home in an outstanding location or indeed those in search of a sound investment property with excellent rental potential and only minutes to the city centre.

Viewing comes highly recommended.

Location

Rathgar Villas is located just off Rathgar Avenue and is also within minutes' walk of Terenure village. The highly regarded and mature villages of Rathgar and Terenure have always proven to be a location of choice and need little introduction. All amenities are close at hand including a number of local shops, specialist boutiques, restaurants, bars, churches and local services. The area is exceptionally well served by excellent schools at all levels. Local sports and recreational facilities are numerous and include Brookfield Tennis Club, Dartry Fitness Club, Leinster Lawn Cricket Club and Milltown Golf Club to name but a few. Nearby Parks include Palmerston Park, Bushy Park and the Dodder Linear Park.



Features

- Small mature development
- Low maintenance, fully walled, patio garden to the rear
- Off-street parking on driveway
- Gas Fired Central Heating
- Double Glazing throughout
- Tiled entrance hall and kitchen / breakfast room
- Excellent rental potential - €34,000 per annum

BER: D2 **BER No:** 107728768

Energy Performance Indicator: 297.31 kWh/m²/yr

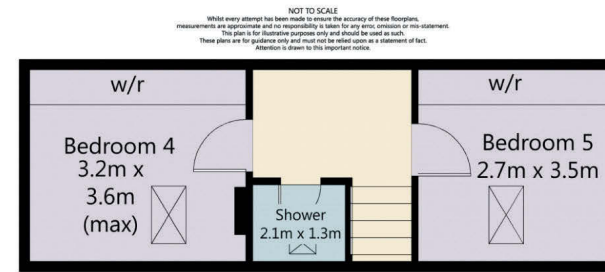
Approximate Floor Area: 106 sq.m / 1,140 sq.ft

Asking Price: €625,000

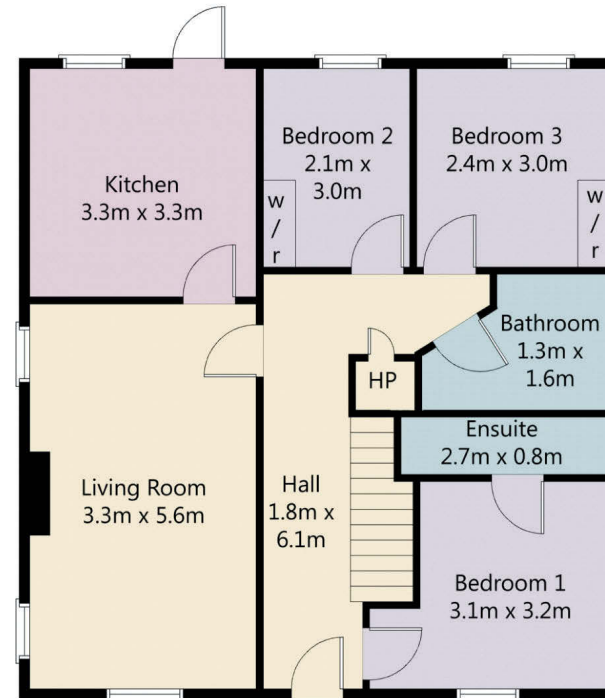
Viewing:

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FIRST FLOOR



GROUND FLOOR



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