



48 Marian Road
Rathfarnham, Dublin 14

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INTERNATIONAL REALTY



48 Marian Road, Rathfarnham, Dublin 14

Features

- Superbly maintained and extended family residence
- Outstanding location within walking distance of Rathfarnham Village and a host of local amenities
- Three reception rooms
- Four bedrooms
- Downstairs W.C.
- Private west-facing rear garden of approx. 18m (60ft) in length, offering potential to extend subject to planning permission
- Gas fired central heating
- Double glazed windows
- Floor area of approximately 139sq.m (1,496sq.ft)

The sale of 48 Marian Road represents an excellent opportunity to acquire this delightful extended part red brick fronted semi-detached four-bedroom family home superbly located on Marian Road, in the heart of Rathfarnham. Offering well portioned family accommodation of approximately 139sq.m (1,496sq.ft), the property comprises of a porch leading into the bright entrance hallway, the sitting room to the right overlooks the front garden while to the rear the spacious dining room, complete with large picture window, overlooks the rear garden. The third reception room, a wonderful family room to the left of the hallway also overlooks the front. The fully fitted kitchen/breakfast room offers direct access out to the rear garden. The accommodation is completed on the first floor where there are four bedrooms and a beautiful modern family bathroom.

The property has been exceptionally and lovingly maintained by its current owners and offers obvious potential to extend, should additional accommodation be required, subject to the necessary planning permission. To the rear there is an extensive sunny west facing lawned garden extending to approximately 18m (60ft), making this the perfect place from which to enjoy long summer afternoons.

Marian Road is a very popular residential location in the heart of Rathfarnham. Every conceivable amenity is literally on the doorstep and the new resident will be spoilt for choice with an excellent range of both primary and secondary schools locally, such as Scoil Naoimh Padraig NS, Ballyroan boys NS, Rathfarnham Parish National School, St. Mary's Grange Road, Loreto Grange Road Loreto Beaufort, Our Lady's Templeogue and Terenure College. Rosemount and Rathfarnham shopping Centre are within short walking distance as are all the amenities of Rathfarnham, Terenure, and Templeogue Villages. There area is well serviced by frequent and dependable bus routes, and the property also enjoys the added bonus of easy access to the M50 Motorway.



Accommodation

Entrance Porch: 2.1m x 1.1m (6'11" x 3'7") with tiled floor and door to

Entrance Hall: 4.45m x 2.25m (14'7" x 7'5") with staircase to upper floor and door to

Cloakroom: 1.6m x 0.95m (5'3" x 3'1") with WC, WHB, tiled floor and walls

Living Room: 4.15m x 4.3m (13'7" x 14'1") with large picture window overlooking garden to front and

beautiful modern marble fireplace with marble hearth and surround and chrome inset

Dining Room: 3.8m x 3.95m (12'6" x 13') with large picture window overlooking garden to rear

Family Room: 2.6m x 5.05m (8'6" x 16'7") with window overlooking garden to the front

Kitchen/breakfast Room: 3.05m x 5.05m (10' x 16'7") with modern fitted kitchen with range of cupboards, drawers and eye level units sink unit, plumbing for washing machine and built-in storage cupboards, door to rear and door to rear garden

Upstairs

Landing: 2.45m x 2.55m (8' x 8'4")

Bedroom 1: 3.8m x 4.3m (to rear) with built in wardrobes and built-in desk/dressing table area with drawers to side

Bedroom 2: 3.85m x 4m (to rear) with large window overlooking garden to rear

Bedroom 3: 5.2m x 2.2m (17'1" x 7'3") with WHB and dual aspect with windows overlooking garden to the front and rear

Bedroom 4: (to front) 2.7m x 2.65m (8'10" x 8'8") with built in wardrobe/storage cupboards

Family Bathroom: 3.15m x 2.4m (10'4" x 7'10") with step in double sized shower unit with triton T90XR electric shower, WC, WBH heated towel rail, tiled floor and walls and door to airing cupboard

Outside: The rear garden at No. 48 is undoubtedly a most important feature benefitting from an unobstructed westerly orientation, making this the perfect area from which to enjoy long summer days and evenings. This private rear garden extends to approximately 18m (60ft) set out predominantly in mature level lawn garden with patio area and a boarder shrubs trees and plants. There is also a Barna storage shed and a concrete-built store. Subject to acquiring the necessary planning permission the garden offers obviously potential to extend residence should further accommodation be required.

BER Information

BER: E1. BER No: 116029679

EPI: 316.78 kWh/m²/yr.

Eircode

D14 Y6C6



OFFICES

11 Main Street, Dundrum,
Dublin 14, D14 Y2N6.
T: 01 296 3662
E: dundrum@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

171 Howth Road,
Dublin 3, D03 EF66.
T: 01 853 6016

103 Upper Leeson Street,
Dublin 4, D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh,
Dublin 6, D06 K283.
T: 01 662 4511

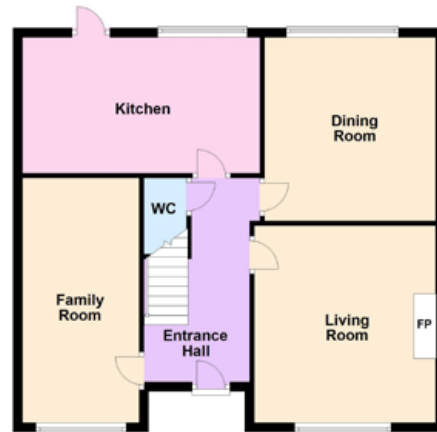
55 South Mall,
Cork, T12 RR44
T: (021) 427 8500



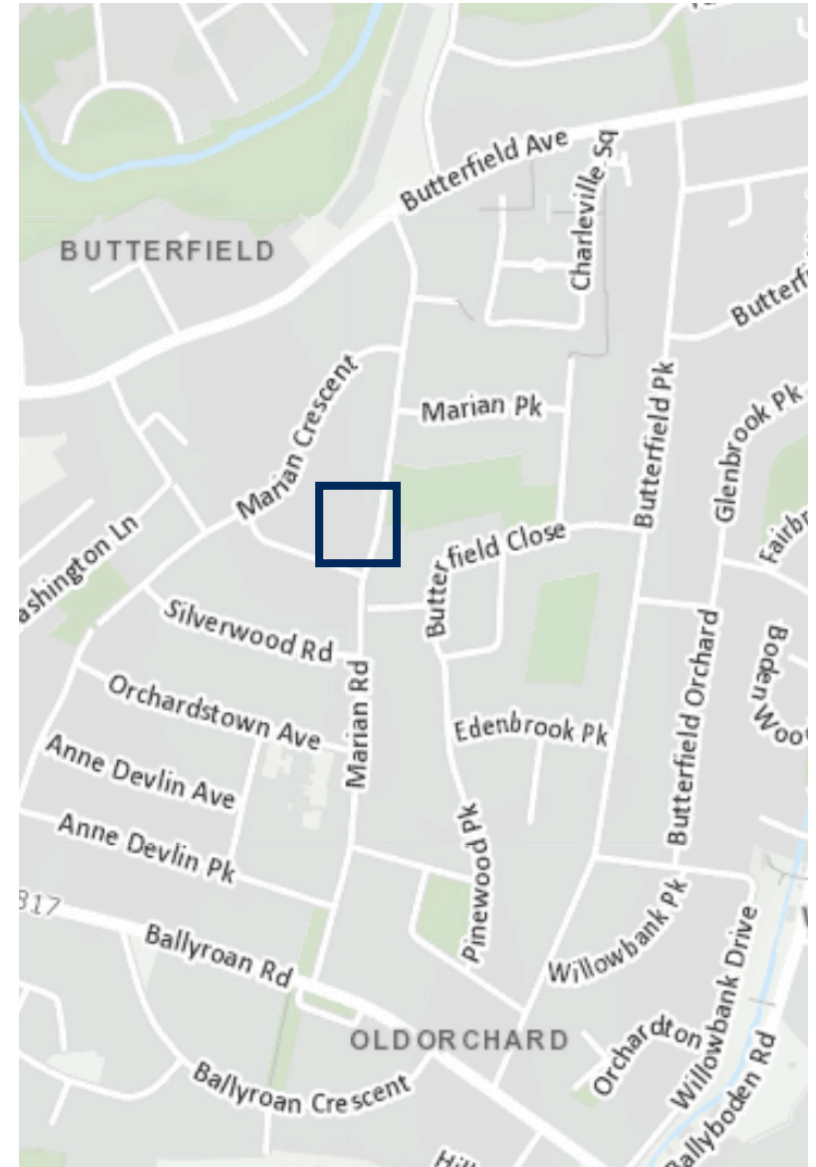
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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