

we'll take you home

vincent
FINNEGAN

For Sale by Private Treaty
€590,000

4 Fairbrook Lawns, Rathfarnham, Dublin 14

Substantial four bedroom semi-detached two storey residence built c. 1966 and measuring approx. 136m²/1,464ft². The property has been well maintained but would benefit from some modernising and upgrading. Situated in a quiet residential area adjacent to a large green, the property enjoys a private south west facing aspect, double glazed windows, gas fired central, guest wc/shower and large garage ideal for conversion to study/office.

The accommodation briefly comprises: porch, entrance hall, living room, dining room, kitchen/breakfast room, guest wc/shower, garage, four bedrooms and main bathroom.

Ideally located, it is a short distance from Rathfarnham Village and close to all amenities including St Enda's, Marlay and Bushy Parks. It is also convenient to numerous primary and secondary schools plus shopping facilities and public transport (routes 15B,16 & 61).

Viewing is highly recommended.



TELEPHONE: 01 298 4695

www.finnegan.ie

FEATURES

- SUBSTANTIAL SEMI-DETACHED RESIDENCE • APPROX. 136M² (NOT INCLUDING GARAGE) • FOUR BEDROOMS
 - PRIVATE SOUTH WEST FACING REAR GARDEN • ADJACENT LARGE GREEN
- GAS FIRED CENTRAL HEATING • DOUBLE GLAZED WINDOWS • FRONT DRIVEWAY PARKING FOR 3/4 CARS
 - EXCELLENT POTENTIAL TO EXTEND SUBJECT TO PLANNING
 - CONVENIENT TO NUMEROUS PRIMARY & SECONDARY SCHOOLS

DETAILS OF ACCOMMODATION

GROUND FLOOR PORCH ENTRANCE:	Sliding patio door, tiled floor	BEDROOM 3:	(c. 3.02m x 2.60m) Fitted dresser, fitted wardrobe, fitted wall mirror and light
HALLWAY:	(c.4.41m x 2.95m) Cloakroom/under-stairs	BEDROOM 4:	(c. 2.70m x 2.49m) Fitted wardrobes
LIVING ROOM:	(c4.83m x 4.66m) Attractive surround fireplace with gas coal effect fire, tv point, fitted shelves	BATHROOM:	Bathroom: Shower cubicle with Triton shower, w.c., w.h.b., tiled floor and partly tiled walls, fitted wall mirror and light, access to attic
DINING ROOM	(c.4.52m x 3.40m) Fitted wall lights	OUTSIDE:	Large front driveway parking for 3/4 cars, private south west facing lawned rear garden
KITCHEN/ BREAKFAST ROOM:	(c. 3.38m x 3.12m) Fitted kitchen with gas cooker and stainless steel sink	BER:	E2
SHOWER ROOM:	Guest wc/whb, separate shower and gas boiler	ASKING PRICE:	€590,000
GARAGE	(c.5.48m x 2.48m)	NEGOTIATOR:	Robert Finnegan 087 2586144 robert@finnegan.ie
FIRST FLOOR LANDING:	Landing: Hot press with fitted shelves		
BEDROOM 1:	(c. 4.28m x 3.96m) Fitted wardrobe		
BEDROOM 2:	(c. 3.71m (max) x 3.59m (max))		

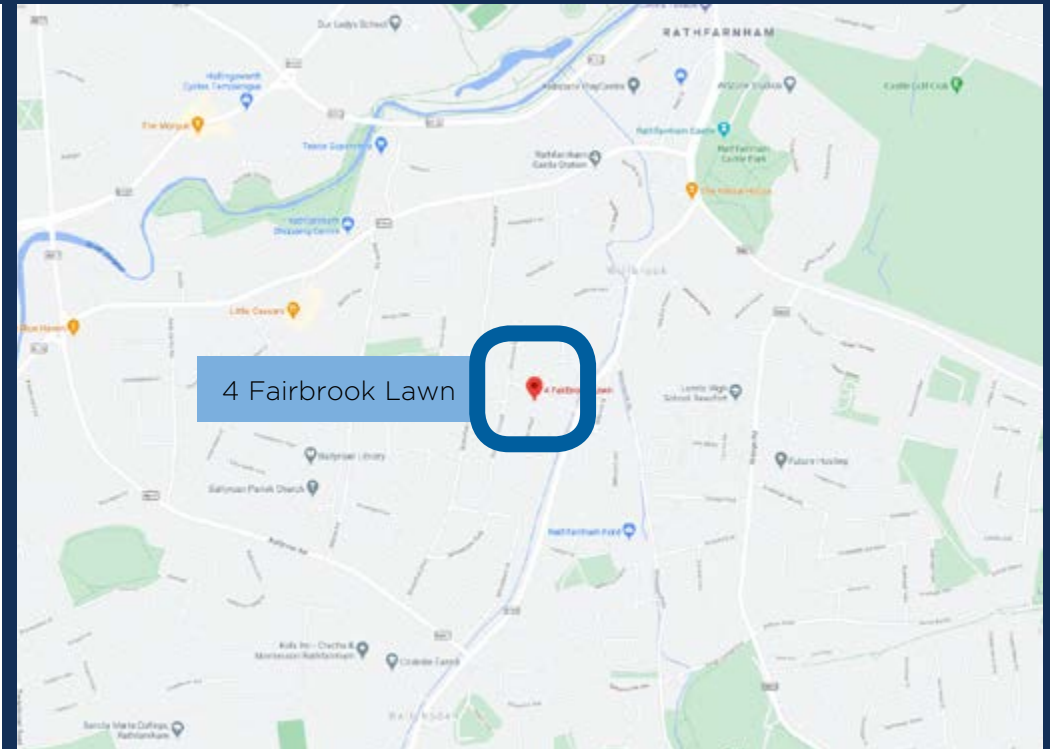




GROUND FLOOR

FIRST FLOOR

Plans not to scale, for identification purposes only



4 Fairbrook Lawn

Vincent
FINNEGAN

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Dundrum,
Dublin 14.

8 Anglesea Buildings,
Upper Georges Street,
Dun Laoghaire, Co Dublin.

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