

**76 Grangebrook Avenue | Rathfarnham |
A94 Y429**



Asking Price €565,000

Three bedroom semi-detached house, garden with driveway to the front, side entrance to private rear garden. Located at the quieter top end of the avenue where traffic is to a minimum and the communal green area just short few steps away.

The accommodation, measuring c.92sq.m/990sq.ft., is well-proportioned and beautifully presented with a neutral palette making for an easy backdrop for any prospective buyer to add their own stamp to it.



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Accommodation

ENTRANCE PORCH: 1.76m x 0.65m

Storm porch with sliding door.

ENTRANCE HALL: 1.81m x 4.56m

Bright hallway with window offering plenty of natural light, ceiling coving and wood effect tiled floor.

LIVING ROOM: 3.34m x 5.36m

Bright reception room located to the front with large window, fireplace with tiled inset and open fire, alcove unit with both storage presses and floating shelves, ceiling coving, modern wall mounted upright radiator, and laminate wood flooring.

KITCHEN 2.86m x 3.85m

Fully fitted kitchen with floor and wall mounted units and peninsula with handleless doors giving a seamless and sleek finish. New electric five ring induction hob, electric extractor fan and eye level double oven. Integrated fridge/freezer, washing machine and dishwasher included with the sale, large double larder press, tiled splashback, inset stainless steel sink, window with outlook to rear garden, wood effect tiled floor. Open to...

BREAKFAST ROOM: 2.38m x 3.85m

Dining area with corner banquette seating with hidden storage, wood effect tiled floor, sliding glass doors to rear garden.

GUEST W.C: 0.77m x 1.51m

Fully tiled, wall mounted mirror with light, wash hand basin set in vanity unit, w.c, window offering natural light.

FIRST FLOOR:**LANDING:** 1.89m x 2.49

Bright landing with window offering natural light, hotpress, access to attic.

MASTER BEDROOM: 3.25m x 3.87m

Large double room located to the rear, fitted wardrobes, carpet floor covering, window overlooking garden.

MASTER ENSUITE: 2.11m x 1.19m

Recently refurbished and fully tiled shower room, large rectangular shower tray with glass sliding doors, rainfall and traditional dual shower unit, tiled recessed shelf with light, wash hand basin with vanity unit, mirrored wall cabinet with light, w.c., heated towel rail, stylish gilt fixtures, window offer plenty of natural light.

BEDROOM 2: 2.91m x 3.75m

Double room located to the front, built-in wardrobes, carpet floor covering.

BEDROOM 3: 2.28m x 2.85m

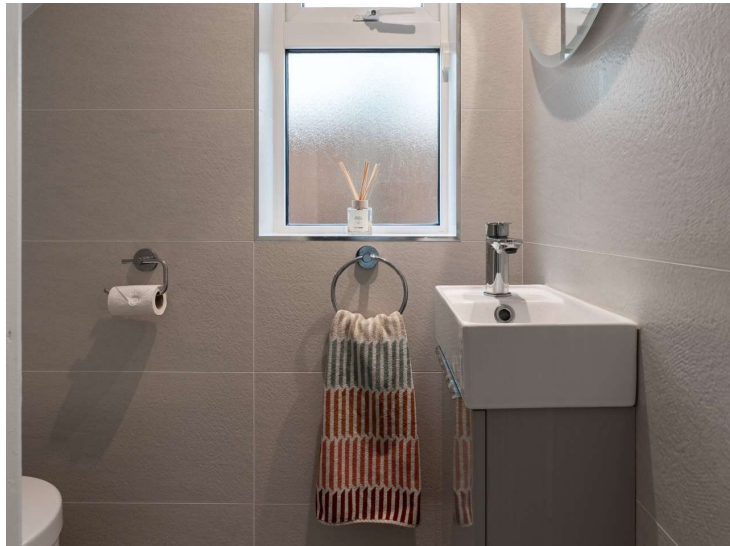
Single bedroom located to the front currently used as home office, built-in wardrobe, fitted shelves, carpet floor covering.

BATHROOM: 2.12m x 1.68m

A modern and fully tiled bathroom, bath, overhead dual shower with rainfall and traditional head, wall mounted double door mirrored cabinet with light, vanity cabinet with wash hand basin, window offering plenty of natural light.

GARDENS:

To the front there is a garden with driveway for off street parking bordered with a large bed suitable for planting. A side entrance leads to private rear garden (c.11m/36ft x 7m/23ft) with paved patio with awning and light overhead, outside tap, lawned area, variety of shrubs and tree, gravel path leading to timber storage shed.



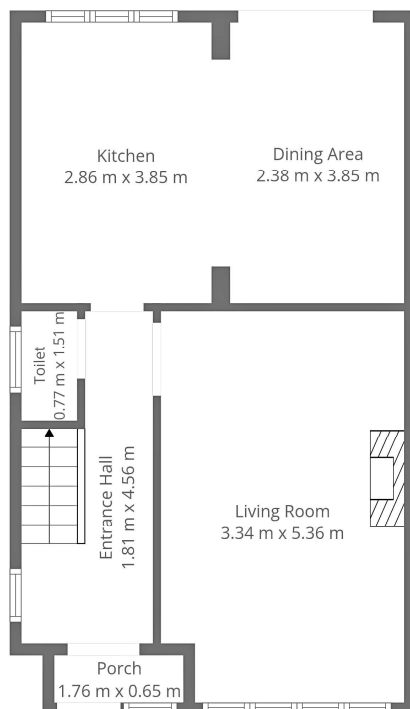
Special Features



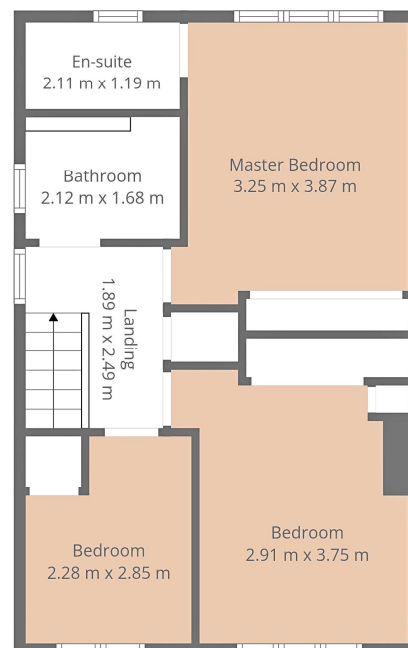
Appealing red brick facade
Excellent proportioned accommodation
Great family home, wonderfully presented throughout
Ideally set towards the top end of the Avenue
Close to Marlay Park and St. Enda's Park
Wide choice of schools
Well served by public transport
Easy access to the M.50 road network
Gas central heating

GENERAL POINTS: SERVICES: UTILITIES

BER is a C1 and the number is 104575998.
The property has Gas Central Heating and double-glazed windows.



Floor 1



Floor 2

TOTAL: 92 m2
FLOOR 1: 47 m2, FLOOR 2: 45 m2
EXCLUDED AREAS: PORCH: 1 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



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