



25 Fortfield Terrace
Rathmines, Dublin 6

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25 Fortfield Terrace, Rathmines, Dublin 6

Features

- Tucked away in a quiet and convenient cul-de-sac, in a mature residential area just a short stroll from the popular villages and amenities of Rathmines and Rathgar.
- Well-appointed and spacious home in a highly sought-after, offering accommodation laid out over two floors extending to approximately 116 sqm (1,250 sqft).
- Lawned rear garden of approximately 50ft in length offering plenty of potential to further extend the existing accommodation should the new owners wish to do so.
- Garage to rear of garden accessed from a lane to the back of the house.
- On street parking available in the immediate area.
- Gas fired central heating
- Double glazed windows throughout

Positioned on a peaceful cul-de-sac just moments from the vibrant villages of Rathmines and Ranelagh, 25 Fortfield Terrace is a fine, part red brick home in one of Dublin's most desirable neighbourhoods. The accommodation on offer is laid out over two floors extending to approximately 116 sqm (1,250sqft). Whilst well maintained over the years, the property would benefit from some refurbishment and modernisation. This offers the discerning buyer the chance to create a bespoke family home of considerable charm and character.

Approached to the front by a gated and paved pedestrian path leading to the hall door entrance. From the welcoming entrance hall with guest bathroom, the property enjoys two excellent interconnecting reception rooms. These are currently in use as a living room which overlooks the lawned front garden and the dining room, with French patio door. Together with kitchen / breakfast room located to the rear and offering direct access to the rear garden and paved patio. On the first floor there are four generous bedrooms, with the master bedroom offering ensuite shower facilities whilst the family bathroom completes the accommodation. This fine home will appeal to those looking to secure a family home in the most convenient of locations, with plenty of potential to further extend. The front walled and lawned garden provides a wonderful approach to the house with a gated and paved pedestrian path leading to the hall door. The rear garden which extends to approximately 50ft, is part paved with steps down to a lawned garden. The rear garden is fully enclosed with garage to the very rear with rear lane access, currently used for additional storage requirements.

Fortfield Terrace is situated in a superb location within minutes' walk of Rathmines Town Centre and Ranelagh with its host of shopping and recreational amenities. Enjoying a highly convenient location just off Rathmines Road Upper, close to all the amenities of Rathmines, Rathgar, and Ranelagh. The location is of enviable convenience within walking distance of a variety of schools to include Kildare Place School, Rathgar Junior School, Scoil Bhríde, Lios Na nÓg. Whilst local senior schools include Alexandra College, Gonzaga, St Mary's College to name a few. The area is extremely popular due to its proximity to an array of local shopping amenities including specialist shops at Dunville Avenue and Rathmines Road Upper. The Luas at Cowper or Milltown is an effortless stroll and provides easy access to St. Stephen's Green, Dublin's primary business and financial district.





Accommodation

Entrance Hall 1.30m x 6.00m (4'3" x 19'7") Timber floors, ceiling coving, picture rail, radiator,

Reception Room 4.00m x 4.40m (13'1" x 14'5") Timber floors, bay window, ceiling coving, marble fireplace with cast iron surround and gas insert, interconnecting doors into

Dining Room 3.70m x 4.00m (12'2" x 13'1") Timber floor, mahogany surround open fireplace with tiled insert, French door out to the rear garden.

Understairs WC Tiled w.c. and wash hand basin.

Kitchen 3.00m x 4.00m (9'10" x 13'1") fitted with kitchen cupboards and units, stainless steel sink, plumbed for washing machine and dryer, free standing units. Door to rear garden

First Floor Return

Shower Room 2.10m x 2.10m (6'11" x 6'11") Tiled floor and tiled walls, Triton T90Z electric shower, wc, wash hand basin, double glazed window.

Bedroom 1 2.70m x 1.8m (8'10" x 5'10") Timber floor, double glazed window to the rear, radiator.

Bedroom 2 2.10m x 3.30m (6'11" x 10'10") Timber floor, double glazed window to front, radiator.

Bedroom 3 3.00m x 4.90m (9'10" x 16'1") Timber floor, double glazed window, door to ensuite shower room.

Ensuite Bathroom 6.00m x 1.80m (19'7" x 5'10") wc, wash hand basin, tiled floor and walls, shower.

Landing Skylight.

Bedroom 4 3.40m x 3.40m (11'2" x 11'2") timber floors, double glazed window, picture rails.

Rear Garden Paved patio to the back with steps down into rear lawned garden, extending to approximately 50ft in length. This offers plenty of room to further extend the accommodation, should the new owner wish to do so. A garage with rear lane access could be used for off street parking or storage.

BER Information

BER: E1

BER No:118200302

EPI: 322.46 (kWh/m²/yr)

Eircode

D06 T2R4





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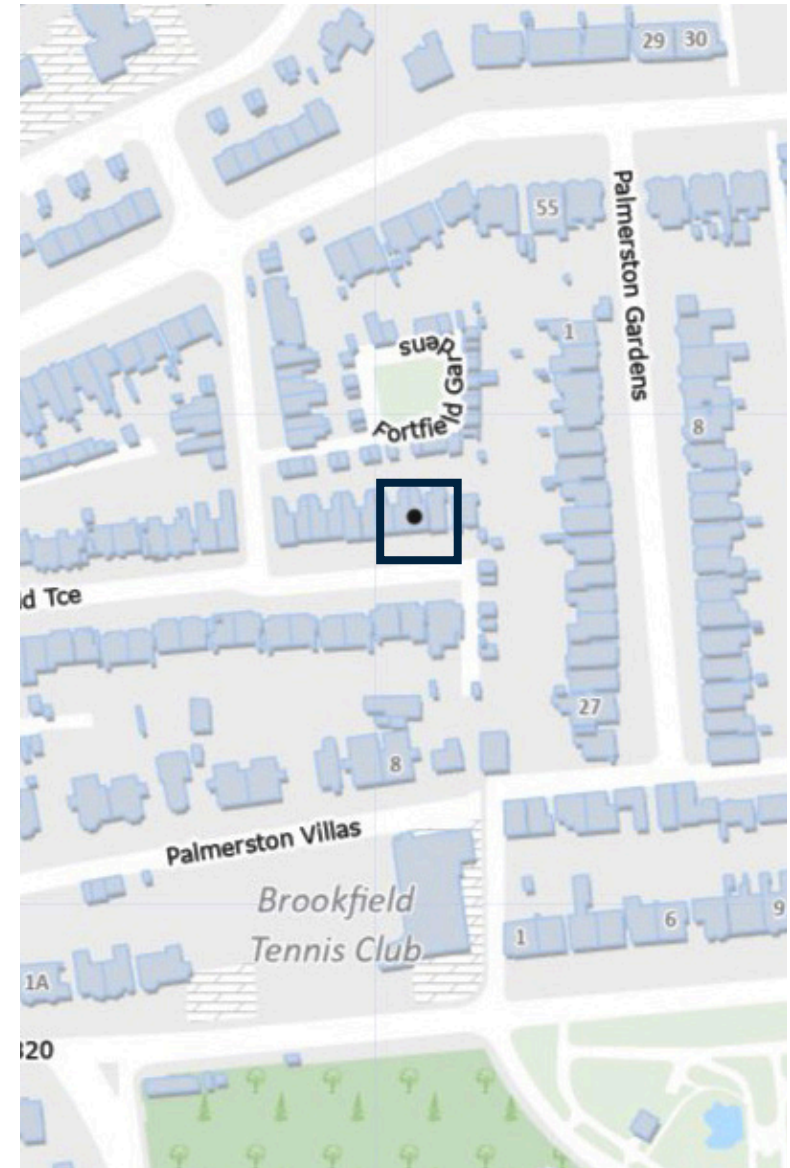
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FLOOR PLANS Not to scale - for identification purpose only.



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