

BER EXEMPT



82 Garville Avenue Upper
Rathgar, Dublin 6

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INTERNATIONAL REALTY

82 Garville Avenue Upper, Rathgar, Dublin 6

Features

- Wonderful Victorian family home, offering generous light filled accommodation extending to approximately 254 sqm. (2,734 sqft)
- Magnificent Interconnecting reception rooms with many period features of its era to include magnificent ornate cornice work, marble fireplaces and exceptional ceiling heights with ceiling coving, all adding to the charm of this wonderful home.
- Five wonderful bedrooms with ant attic conversion, benefitting from ensuite shower facilities and lots of storage.
- Monitored alarm upgraded in November 2024 with Intercom system.
- Fitted carpets, curtains and kitchen appliances included in the sale.
- Gas fired heating system.
- Very generous lawned garden with two paved patios. The rear garden of approximately 95ft with vehicular and pedestrian rear access.
- A two storey coach house offering excellent storage or off-street parking, offering obvious potential, subject to the necessary planning permission, measuring 5.75m x 5.50m (18'10" x 18'1").
- Superbly located on a mature residential road being only a short walk from the villages of Rathgar, Terenure and Rathmines.



82 Garville Avenue is a charming end of terrace Victorian home meticulously well maintained and modernised by the current owners, with very generous accommodation extending to approximately 254 sqm (2,734 sq. ft.). Further enhanced by a secluded rear garden of approximately 95ft and benefitting from a two storey coach house to rear, offering both vehicular and pedestrian access onto two lanes to the rear.

Well positioned along this prestigious road, between the junction with Rathgar Avenue and Brighton Square, this very fine home is well set back from the road with a generous lawned garden, surrounded by well-defined boundaries. Approached to the front hall door by a gated paved path. Entered through a most welcoming warm and light infused reception hall, providing an immediate sense of what lies beyond, from the ornate ceiling cornice to ceiling coving and the wonderful ceiling heights, a showcase of period features. The two magnificent reception rooms are of very generous proportions and offer dual aspect to front and back with wonderful bay window, overlooking the lawned front garden. A small flight of steps leads down to the impressive open plan and extended kitchen, breakfast and living room, located to the rear and sure to be the heart of this wonderful family home. The modern bespoke hand painted kitchen provides all the modern-day requirements and conveniences and is complete with Aga and breakfast island. This in turn leads into an extended living / dining area with vaulted ceiling fitted with Velux windows and offering views out the rear garden and door to the inner courtyard area. A plumbed utility room, guest wc and cloak storage complete the accommodation on this level. On the first floor the five bedrooms are all generous proportions with one currently in use as a home office. The superb family bathroom is tiled and presented in excellent decorative order with wood panelling and roll top bath. A further flight of stairs leads to the attic with built-in storage, Velux windows and en suite shower facilities. Well set back from the road, this wonderful home is complemented with a lawned garden to the front, further enhanced with a large rear garden laid out mainly in lawn, of approximately 95ft. Incorporating a two storey coach house and offering many potential uses whilst enjoying access onto a rear lane, which is accessed from Rathgar Avenue.

Garville Avenue is a highly sought after, mature residential road. Located only a short stroll from the heart of Rathgar Village, this is a largely residential area that has proven very popular with a wide selection of buyers and is a short commute from Dublin City Centre, just 3.5km away. There is a wide selection of restaurants, bars, shops, boutiques and local services close to hand in the village and a larger selection of amenities and facilities a little further afield in Rathmines and Terenure. Some of Dublin's most sought after primary and secondary schools are within easy reach. Local parks nearby include Brighton Square, Bushy Park, Herzog Park Rathgar. Also within the immediate vicinity are numerous sporting facilities. For commuters the local bus routes include some of the most frequent in and out of the city.





Accommodation

Entrance Hall 2.2m x 9.9m (7'3" x 32'6") high ceiling, ceiling coving, centre rose, inner arch, tiled floor.

Drawing Room 5.1m x 5.1m (16'9" x 16'9") with bay window, marble fireplace with cast iron and tiled insert, ceiling coving, timber floors, centre rose and arch into the dining room, sash windows.

Dining Room 5.1m x 4.8m (16'9" x 15'9") sash windows, marble fireplace with cast iron insert and hearth, steps down to an inner hallway, cast iron rad, shutters.

Guest WC tiled floor, part tiled walls, wc, whb, spotlights and extractor fan.

Cloakroom understairs storage.

Utility Room plumbed for washing machine and dryer, shelved for storage, window to side, tiled floor.

Kitchen 3.7m x 6.5m (12'2" x 21'4") excellent range of bespoke, hand painted, solid wood kitchen units with four oven AGA with warming plates, centre island unit with sink and swan neck tap, range of integrated kitchen appliances, tiled floors, spotlights, an arch into



Family Room 5.7m x 6.5m (16'12" x 21'4") Velux windows, spotlights and large French patio doors leading out to the garden, door to inner courtyard area.

FIRST FLOOR

Bedroom 1 5.2m x 4.4m (17'1" x 14'5") with bay window, fireplace, timber floor.

Bedroom 2 3.3m x 4.7m (10'10" x 15'5") with fireplace, built-in wardrobes.

Bedroom 3 2.8m x 4m (9'2" x 13'1") with sash window

Bedroom 4 3.8m x 5m (12'6" x 16'5") timber floor, built-in wardrobe, timber floor.

Bedroom 5/Office 1.7m x 3.5m (5'7" x 11'6")

Family bathroom 2.2m x 2.7m (7'3" x 8'10") tiled floor, w.c, wash hand basin, roll top bath, wall panelling, heated towel rail, quadrant shower.

Attic Velux windows, spotlights, eaves storage.

En suite with wc, wash hand basin and shower.



BER Information

Exempt.

Eircode

D06 T2N2



Outside

The property is approached by a gated pedestrian path, with lawned and planted front garden. The 95ft lawned rear garden benefits from a westerly orientation and features two paved patio areas. Pedestrian and car gate access is provided by a gated private lane. A two storey coach house to the very rear of the property offers obvious potential, subject to the necessary planning permission. It is currently used for storage with direct access from a lane accessed off Rathgar Avenue.



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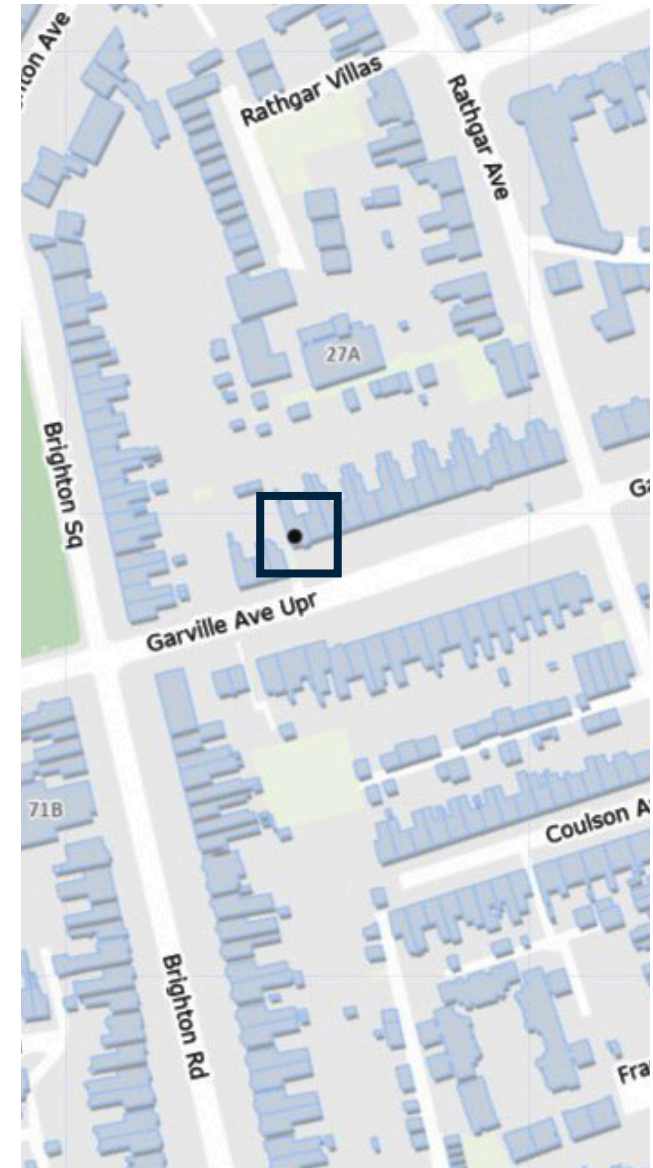
FLOOR PLANS Not to scale - for identification purpose only.



Ground Floor

First Floor

Second Floor



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