

BER D1



49 Prospect Avenue
Rathfarnham, Dublin 16

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INTERNATIONAL REALTY



49 Prospect Avenue, Rathfarnham, Dublin 16

Features

- Very fine, family home in a well-established and highly sought-after development with emphasis on local community.
- Generous light filled accommodation laid out over two floors and extending to approximately 98sqm (1,055 sqft).
- Double glazed windows throughout.
- Gas fired central heating.
- Large green area to the front.
- Off street parking on a low maintenance cobble lock driveway.
- Low maintenance front and rear gardens.
- Wonderful family-oriented location.
- Within striking distance of a number of excellent local national and secondary schools including Scoil Naomh Pádraig, Ballyroan Boys National School and Sancta Maria College.
- Bus routes in the area are very well established, easy access to the M50 and arterial road network.

This beautifully presented home offers the perfect balance of contemporary comfort and family living in a highly sought-after and mature residential setting, that will appeal to the modern professional family.

The property is approached onto a low maintenance cobble lock driveway and garden. Planted with an abundance of mature shrubs and trees providing a wonderful first impression of what lies beyond. Greeted by a welcoming and bright entrance hall, this area is complete with a guest understairs toilet. The living room is generous and airy featuring a large picture window overlooking the front garden, a classic fireplace and double doors that connect seamlessly to the heart of the home. The open-plan kitchen and dining area is designed for effortless everyday living and entertaining. The kitchen features a modern finish with a superb range of fitted units, granite worktops, and high-spec integrated appliances, including a double oven, hob, extractor fan, dishwasher, and washing machine. A separate utility press is plumbed for washing machine and offers extra convenience and further storage. The dining area with its tiled flooring and double patio doors leads to the rear garden. This space is perfect for hosting family meals, enjoying alfresco gatherings or even perfecting golf putting. Upstairs, the principal bedroom offers a peaceful retreat with built-in wardrobes and a private ensuite. There are two additional bedrooms on this level. One generously sized double room and a third, ideal for a child's room or a dedicated home office providing flexibility for growing families and professionals alike. The stylish family bathroom is complete with contemporary finishes throughout, ideal for unwinding at the end of the day.

Combining thoughtful design, high-quality finishes, and a layout that suits modern family life, this home is an exceptional choice for professionals seeking a space that supports both work and relaxation in equal measure.

Prospect Manor is an excellent residential location just minutes from Rathfarnham Village with an extensive range of amenities close by, not to mention being located just 9km to the south of Dublin City Centre. It was voted best estate in South Dublin in 2006 and best presented housing estate in 2011. Within only a few minutes' drive is the M50 motorway offering ease of access to the arterial road network and Dublin Airport. An excellent range of both primary and secondary schools are within walking distance, making this an ideal location for a family. Local leisure facilities are also in abundance and include GAA, rugby, soccer and tennis clubs as well as beautiful walks and activities at close-by Marlay and St. Enda's Parks. Rathfarnham, The Grange and Edmondstown Golf Club are all within a short distance, as well as the Westwood Health Club. There are also extensive shopping facilities available at Dundrum, Rathfarnham and Nutgrove Shopping Centres, all of which are just a short drive away.

Accommodation

Entrance Hall: with understairs storage.

Guest WC: tiled with WC and WHB.

Living Room: 3.2m x 5.3m (10'6" x 17'5") with picture window overlooking the front garden, gas fireplace with painted surround, marble insert and double doors through to the

Kitchen: 2.7m x 2.7m (8'10" x 8'10") tiled floor, spotlights, open plan kitchen/dining room with excellent range of eye and floor level modern kitchen units complete with granite worktop, integrated AEG double oven and AEG four ring electric hob, extractor fan above, whirlpool dishwasher, door to utility press with plumbing for washing machine and ample storage, window to rear, wonderful array of storage units.

Dining Area: 3.3m x 5.1m (10'10" x 16'9") tiled floor, double doors out to the attractive low maintenance rear garden.

First Floor

Bedroom 1: 4.2m x 3.1m (13'9" x 10'2") with floor to ceiling built-in wardrobes, window to rear, door to

En-Suite Shower Room: 1.4m x 1.9m (4'7" x 6'3") with shower unit, WC, WHB and window to rear.

Bedroom 2: 2.8m x 3.7m (9'2" x 12'2") overlooking front garden with floor to ceiling built-in wardrobes and shelving unit.

Bedroom 3: 2.2m x 2.6m (7'3" x 8'6") overlooking front garden with built-in wardrobe and shelf unit.

Family Bathroom: 2m x 1.9m (6'7" x 6'3") with recently renovated shower attachment, window to side, tiled floors and walls, spotlights.

Landing: 2.7m x 2.2m (8'10" x 7'3") with window to rear, access to attic and hot press with shelves and water cylinder.

Garden: The rear garden offers a paved patio and path, mature shrubs and trees. The lawned garden features a putting green for the golfing enthusiast and a garden shed for further storage requirements. The front garden features a wonderful array of colourful planting, trees and shrubs.



BER Information

BER: D1. BER No: 107983983

EPI: 227.8 kWh/m²/yr.

Eircode

D16 P4A3



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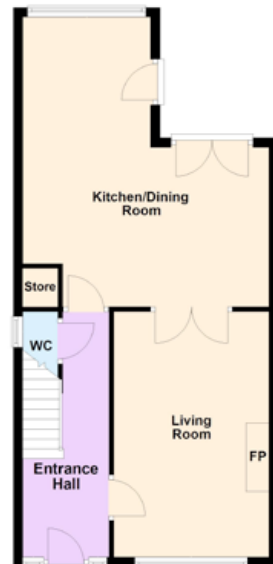
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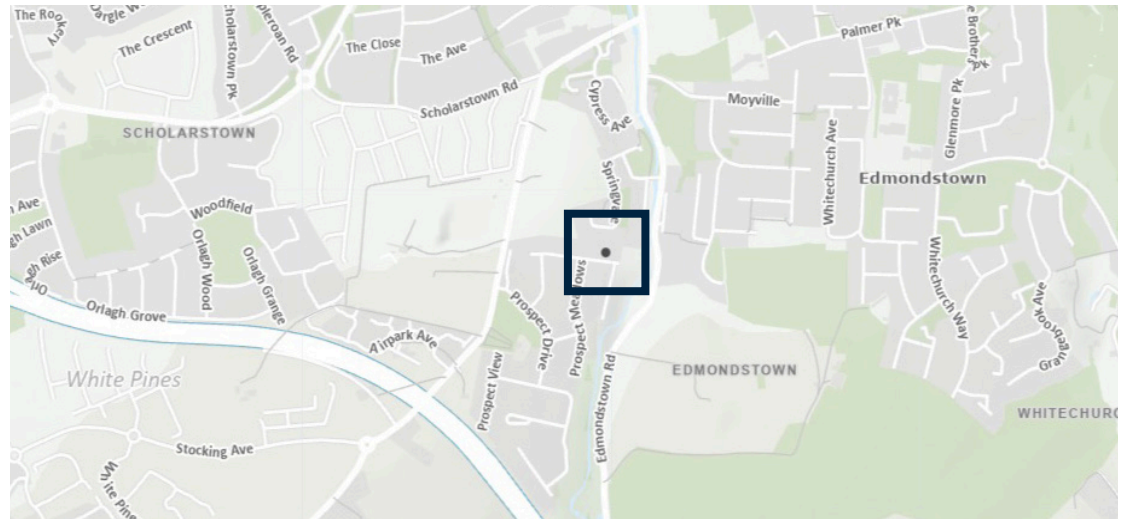
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



Ground Floor



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