



171 Rathmines Road Upper
Rathmines, Dublin 6

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Features

- Attractive mid-terrace bay windowed red brick Victorian home.
- Generous well-proportioned accommodation extending to approximately 209 sqm (2250sqft).
- Highly convenient location and quiet mature residential road within a short walk of Rathmines and within easy access of Dublin City Centre.
- Gated rear access with car parking available.
- Included in the sale carpets, curtains, integrated kitchen appliances, fixtures and fittings.



A charming and impressive period property conveniently located in a highly desirable residential road in the heart of Dublin 6. Combining a wonderful home full of period character with feature red brick and bay window flooded with generous light filled accommodation and much sought after off-street gated parking to the rear. The fine home offers a perfect blend of old-world elegance while addressing all modern lifestyle demands.

171 is a fine Victorian property built circa 1895 enjoying many features of the era including well-proportioned interconnecting reception rooms, high ceilings, fine marble fireplaces and intricate ceiling coving. The property has been superbly renovated and extended over the years. Originally a five bed but now a three bed offering a generous master suite spanning the property to the front and a light filled home office with wrap around windows to the rear. The wonderful accommodation extends to approximately 209 sqm. (2,250 sqft.) and comprises of two generous interconnecting reception rooms with bay window to the front, currently in use as the formal drawing room and interconnecting family room. A small flight of steps leads down to a fully fitted and well-appointed utility room. The superb light filled and extended kitchen and breakfast room is fitted with a bespoke painted kitchen with central island unit offering of plenty of storage complimented by a range of high-end kitchen appliances. Flooded with natural light from the well positioned sky lights and the floor to ceiling windows and doors overlooking the rear landscaped and verdant garden. On the upper floors the house has been reconfigured to suit the needs of the current owners, originally a five-bed house but now laid out as three-bed with a superb and generous primary bedroom spanning the house to the front. Featuring a generous ensuite with stand alone bath, separate power shower and floor to ceiling wardrobe which offers plenty of storage. A further double bedroom provides access to the study / home office fitted with great storage and bespoke desk unit, a lovely space to work from home. The guest shower room completes the accommodation at this level. Viewing is highly recommended to truly appreciate the accommodation on offer.

To the end of the garden there is off-street parking with secure roller gate and which is accessed from a lane to the rear. Complimented by a landscaped rear garden which is paved with Indian sandstone and pebble and planted with an abundance of mature evergreen shrubs and plants, providing a wonderful west facing oasis to sit out and enjoy the afternoon and evening sunshine. The front of the house offers tremendous curb appeal from the freshly painted door to the granite and pebble landscaping planted with lavender and array of mature colourful plants.

This very fine and exceptional family home is superbly located close to Rathgar and Rathmines Villages. A largely residential area that has proven very popular with a wide variety of buyers. Located approximately 3.5km from Dublin city centre. Upper Rathmines is the focal point of the area and is serviced with an excellent selection of local shops to include The Late Shopper, Fothergills, Lawlors butchers, Tesco Express along with a superb offering of delis and boutique eateries. For school going children a choice of junior schools includes Kildare Place School, St Louis National School, for senior options these include The High School, Stratford College, St Marys College, Gonzaga and Alexandra College all of which are available locally. Local parks nearby include Palmerstown Park and the Dodder Linear Park, all excellent options for walks or running. Tennis is available in Rathgar Tennis Club, Brookfield and Ashbrook Tennis Club, hockey at Rathgar Hockey Club, Our Ladys Hockey Club and Old Alex, whilst rugby clubs include St Marys and Terenure College. Golf is catered for in the surrounding clubs of Milltown Golf Club, The Grange and Castle Golf Club. For commuters the local bus routes include some of the most frequent in the city. While two Luas stops are available locally include Cowper and Beechwood.





Accommodation

Entrance Hall: 1.63m x 7.68m (5'4" x 25'2") with tiled floor, ceiling coving, centre rose and inner arch, dado rail, stained glass windows over the door.

Drawing Room: 4.19m x 5.24m (13'9" x 17'2") with solid wood floor, radiator cover, bay window, mahogany fireplace with tiled insert and granite hearth and archway into

Sitting Room: 4.0m x 4m (13'1" x 13'1") with wood floor, black cast-iron fireplace with tiled insert, granite hearth, bespoke built-in shelving units either side of the fireplace, ceiling coving, centre rose and sash window overlooking the courtyard area.

Utility Room: 2.56m x 2m (8'5" x 6'7") Floor to ceiling built-in storage, tiled floor, washing machine, window to side, gas boiler and sink unit, double doors with lead into the

Kitchen/Dining Room: 5.83m x 6.46m (19'2" x 21'2") tiled floor, doors overlooking the rear garden, centre island unit with round sink with swan neck tap, granite counter tops, bespoke, painted kitchen unit with storage and sink, gas stove with six ring burner and griddle plate, Smeg double oven, mirror behind and extractor fan above, wine storage unit and larder unit, Neff

single oven, plenty of storage and door to an inner courtyard, set of four Velux windows and spotlights. Lovely leafy outlook to the rear garden.

Landing: on the return with door into the

Bathroom: 1.88m x 2.84m (6'2" x 9'4") with tiled floors, part-tiled walls, window to the side, marble shelf panelling, bathroom is part panelled with radiator, window to side, recessed shower unit, Triton T9TI and mirror with lighting.

Bedroom 2: 3.8m x 4m (12'6" x 13'1") with floor to ceiling built-in wardrobe and shelf unit, walnut wood floor, large built-in mirror, double glass doors lead into an

Study: 3.7m x 3.0m (12'2" x 9'10") with wrap-around windows and spotlights, wood floor, radiator cover, wrap around windows overlooking the rear garden, built-in shelving, bespoke, painted and built-in office desk.

Principle Bedroom: 6m x 5.0m (19'8" x 16'5") spans the width of the house to the front, bay window and another set of windows with stained glass, chandelier, built-in storage wardrobe space, cast iron fireplace, ceiling coving

Ensuite: 4.17m x 4.14m (13'8" x 13'7") with wood floor, vanity unit with bespoke storage underneath and mirror above, two large windows to the rear, WC, bath on a raised tiled platform, shower, radiator and floor to ceiling built-in storage sliding wardrobes, window to the rear and spotlights.

Bedroom 3: 3.76m x 5.56m (12'4" x 18'3") On the return - wood floor, window to rear, built in storage and desk unit, shelving above, radiator cover, central light.

Bathroom: 1.13m x 1.93m (3'8" x 6'4") with wood floor, part-panelled, window to side, WC, WHB, radiator and a built-in shelving unit and attic hatch.

BER Information

BER: Exempt

Eircode

D06 X0W8



Outside

The garden is approached to the front by a painted iron railing with pedestrian paved access and a pebble centrepiece. Planted with an abundance of lavender and hydrangeas and a granite paved area. Paved with an Indian sandstone paving, planted with an abundance of mature shrubs and trees, pebble and paved garden to the rear with two dining spots, to the very rear there is car access from a lane with a roller gate. Storage shed.



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FLOOR PLANS Not to scale - for identification purpose only.

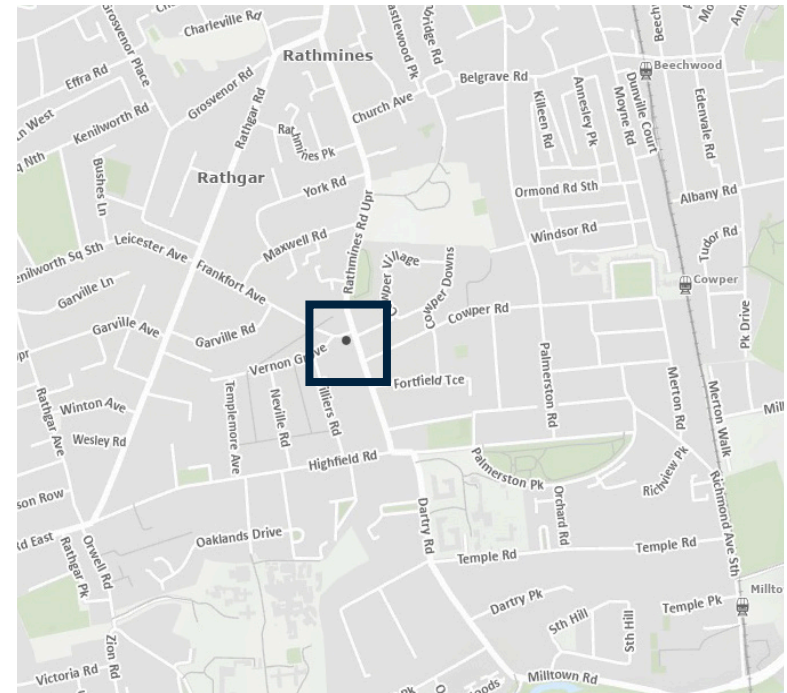
Ground Floor



First Floor



Second Floor



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