



Somerville

Rostrevor Road, Rathgar, Dublin 6

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INTERNATIONAL REALTY





## Features

- Distinguished detached family home offering generous proportions, exceptional versatility, and outstanding potential to create a truly bespoke forever home.
- Secluded private gardens on circa 0.2 acres, walled, wonderfully private, mature landscaped gardens with trees, shrubs, flowering borders, and a decked area ideal for outdoor dining and entertaining.
- Spacious and flexible accommodation extending to approximately 228 sqm (2454 sqft) over two well-balanced floors, including multiple reception rooms, home office and playroom, easily reconfigurable to suit modern family living. The area behind the garage, consisting of a study and large den/playroom could easily be reconfigured to a home office/self-contained accommodation, or reconnected to the main house, depending on requirements.
- Four generous, bright and well-proportioned bedrooms with superb views, excellent storage, plumbed for sink vanity units and served by a spacious landing with large cupboard/hot press and a spacious family bathroom.
- Fully enclosed home with secure gated driveway and garage access, offering excellent privacy, security and future development potential.
- Prime Rathgar location, tranquil yet highly convenient setting within walking distance of Rathgar village, excellent schools, amenities, recreational facilities, transport links, and just 6km from Dublin City Centre.
- Oil fired central heating.



## Somerville, Rostrevor Road, Rathgar, Dublin 6

A superb opportunity to secure a distinguished detached family home, one that will appeal to a wide range of buyers looking to secure their forever family home, or for those trading down whilst still requiring a sizeable home. Having only changed hands once since its construction in the 1970s, this property has been well maintained by the current owners. Wonderfully positioned in secluded and private, walled gardens, on a site of approximately 0.2 acres. This home offers a rare combination of superb proportions with an expansive footprint and the outstanding potential to redesign and create a truly exceptional residence, should the new owners wish to do so. Despite its tranquil setting, the property is only minutes' walk from a wide range of amenities, making it perfect for modern family living.

This fine, elegant, detached home extends to approximately 228 sqm (2454 sqft) on a site with a total area of 0.2 acres with the accommodation laid out over two well-balanced floors. Approached to the front by a gated driveway with garage access, this home is fully enclosed offering a strong sense of security. On entering, the immediate impression is one of space. The central reception hall provides a welcoming entrance and leads to two well-proportioned and sizeable reception rooms with open fireplaces, offering exceptional flexibility for family living, entertaining, and home working. These are complemented by a guest shower room and a well-appointed kitchen / breakfast room overlooking the manicured rear gardens, with direct access to a utility and boiler room. Behind the garage and accessed from either the utility room off the kitchen area, or directly through the side door in the front garden, an enclosed side passage leads to the high-ceilinged garage with potential for reconfiguration, should the new owners wish to do so. Behind this superb space is a home office and further reception room, currently in use as a playroom. The scope and versatility of this current layout allow the new owners to reconfigure this space to suit their own requirements. Upstairs, the accommodation continues to impress with a sizeable landing, large hot press, spacious family bathroom and four generous bedrooms, with superb views. Each bedroom offers excellent storage space and are plumbed for sink units. The gardens are undoubtedly one of the home's most compelling features. The private grounds are walled and beautifully planted with mature trees, shrubs, and flowering borders, creating a peaceful and secluded retreat. A deck area accessed from the rear of the double reception room provides an ideal space for outdoor dining and entertaining. To the front of the house, in the walled courtyard, there is a private sitting area surrounded by roses and shrubs, which captures the sun from early morning.

Lovingly cared for by the current owners, the home is presented in good condition throughout. While immediately comfortable, it offers an exciting opportunity for the discerning buyer to reimagine and redesign the property into a luxurious, forever family home in one of Rathgar's most desirable locations.

Accessed from Rostrevor Road in Rathgar, a highly sought after family-orientated location, just 6 km to the south of Dublin City Centre. Serviced with an excellent selection of local shops including a pharmacy, supermarket and pub, as well as a superb offering of boutique eateries in Rathgar village. There is a wide choice of primary and secondary schools that include Rathgar Junior School, Rathgar National School, The High School, St Mary's College, and Alexandra College. There are also a vast range of recreational activities within easy reach, namely golf at Milltown Golf Club, tennis at Rathgar Tennis Club, hockey at Rathgar Hockey Club and Old Alex, and numerous rugby clubs such as St Mary's and Terenure College Rugby Club. Excellent transport links are available locally, including the Luas at Windy Arbour or Milltown. The local Dodder Linear Park offers a wonderful river walk that connects you from Terenure to Donnybrook.









## Accommodation

### Porch

**Hallway:** 1.9m x 5.5m (6'3" x 18'1") with polished timber floors

**Guest Shower Room / WC:** 1.9m x 2.2m (6'3" x 7'3") with tiled floors and walls, walk-in shower, understairs storage.

**Living Room / Dining Room:** 3.7m x 8.8m (12'2" x 28'10") offering dual aspect, running front to back with feature open fire, large picture window overlooking the front, French patio doors lead out to a raised deck area overlooking the garden. Ceiling coving, centre rose, timber and carpet flooring.

**Kitchen:** 3.8m x 4.2m (12'6" x 13'9") with range of eye and floor level units, tiled floors, windows overlooking the rear garden, freestanding kitchen appliances, door to utility room, sliding door into

**Family Room:** 3.7m x 4.4m (12'2" x 14'5") with open fire, timber floors, large windows overlooking the front.

**Utility Room:** 2m x 4.3m (6'7" x 14'1") with good range of storage units, provision for washing machine, sink and free-standing appliances.

**Boiler Room:** 1.9m x 2.2m (6'3" x 7'3") with boiler

**Guest WC:** 1.8m x 4.1 (5'11" x 4'1) with wc, whb, Velux window.

**Garage:** 3.3m x 5.4m (10'10" x 17'9") with up and over door to the front currently used for storage with loft above

**Office:** 3.3m x 5.1m (10'10" x 16'9") with two Velux windows, exposed timber beams.

**Playroom:** 3.2m x 5.6m (10'6" x 18'4") with window to side

**Landing:** spacious with a hot press off.

**Bedroom 1:** 3.7m x 5.7m (12'2" x 18'8") range of built-in wardrobes, built-in vanity with sink unit, alarm panel.

**Bedroom 2:** 3.3m x 4.4m (10'10" x 14'5") with timber floor, fitted vanity unit with sink unit

**Bedroom 3:** 3.7m x 3.1m (12'2" x 10'2") with built-in wardrobes, fitted vanity with sink unit.

**Bedroom 4:** 2.3m x 4.4m (7'7" x 14'5") with built-in wardrobes, fitted vanity unit with sink

**Bathroom:** 2.3m x 3.5m (7'7" x 11'6") with tiled floor, shower unit, bath, bidet, wc, whb, window to side, access to attic.

## BER Information

BER: D2

BER No. 118268531

EPI: 293.35 kWh/m<sup>2</sup>/yr

## Eircode

D06 Y4X2







## Outside

The lush, planted gardens are undoubtedly one of the most striking features of this property. Private, walled and secluded gardens, of approximately 0.2 acres with an impressive array of mature trees, shrubs, and flowers. The raised deck extends to the back of the double reception room with ample space for outdoor entertaining. This elegant residence is approached through a secure, gated driveway. The low maintenance driveway provides ample parking space, and direct access to a spacious, high ceiling garage, currently in use for storage in addition to the concrete shed in the rear garden.



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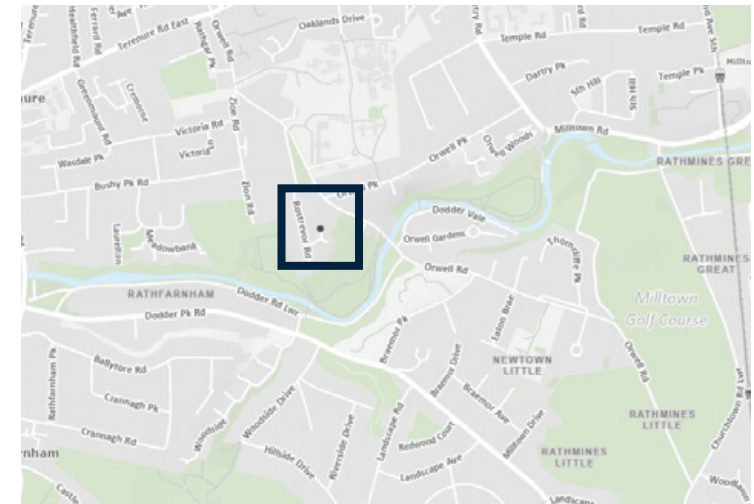
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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