

59 Ramleh Park

Milltown, Dublin 6

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Features

- Bright and spacious family home in excellent condition throughout extending to approximately 176 sqm (1895 sqft) excluding the attic of 25sqm (269sqft).
- Three receptions rooms and four generous bedrooms, with principal offering ensuite facilities.
- Converted attic with Velux windows and eaves storage.
- South facing private garden fully enclosed.
- Off street parking for several cars on a low maintenance gravel driveway.
- Gas fired central heating.
- Double glazed windows.
- Situated in a quiet mature and highly sought after enclave.

An immersive double fronted semi detached four bedroom family home with generous accommodation extending to approximately 176sqm (1895 sqft) excluding attic space of approximately 25 sqm (269 sqft). This home is presented in excellent decorative order throughout. Perfectly tailored for modern family life, this home seamlessly pairs expansive living spaces with meticulously maintained interior and excellent off street parking. Decorated in a tasteful palette of modern neutral tones, this striking residence offers an exceptional opportunity for discerning families seeking a beautifully complete and sophisticated home ready for immediate enjoyment.

Approached to the front onto a low maintenance gravel drive with paved path leading to the hall door entrance. Internally, the property offers well-proportioned and versatile accommodation. On entering, a welcoming hallway provides access to the principal reception rooms, with a guest wc located off the hall. To the front of the property is an exceptionally bright and elegant sitting room, centered around a period style stone fireplace with a classic cast iron insert, flanking the chimney breast are beautifully crafted bespoke built in alcove units that seamlessly combine open display shelving with lower storage cabinetry. Dressed in a sophisticated contemporary neutral palette, the room features crisp ceiling cover and abundance of natural light streaming through a generous feature bay window.

Discrete double doors offer the option to open the space directly into additional living and dining areas, making it as functional for family life as it is for formal entertaining. Positioned immediately behind the sitting room is a cozy yet generously proportioned family room, acting as a sophisticated bridge to the main dining area. This inviting space features a second matching fireplace with a stone surround, mirroring the property's refined design theme. The sliding doors seamlessly partition this space from the front lounge, ensuring optimal flexibility. Stepping through, the family room flows beautifully into a sun-drenched formal dining room extension. This expansive room is wrapped in glazing. A bay window overlooks, and French doors open directly onto the sun-trapped patio area, offering a flawless indoor-outdoor transition perfectly suited for large-scale entertaining and modern family gatherings. Running the full length, the exceptionally spacious, dual-aspect kitchen and breakfast room serves as the true heart of this home. This beautifully curated space features a premium, custom-painted timber kitchen paired with expansive, polished stone worktops. Fully equipped for gourmet home cooking, the layout boasts high-end integrated appliances, and an abundance of clever storage cabinetry. A standout feature is the curved island unit housing an additional prep sink ideal for casual entertaining. The room effortlessly extends into a bright dining area. Here, a magnificent deep bay window floods the entire space with natural light. Upstairs, the first floor provides four generous bedrooms together with the main family bathroom. The principal bedroom is particularly appealing, featuring a bay window and benefitting from a private en-suite shower. The accommodation is further enhanced by a cleverly converted attic to provide a bright and versatile additional space. This adaptable space could lend itself to a variety of uses, including a home office, playroom or hobby space.

Outside, the property benefits from generous off-street parking to the front, providing ample space for several cars. To the side is a private, low-maintenance garden which enjoys a lovely sunny aspect, creating a secluded suntrap and an ideal space for outdoor relaxation, summer dining or entertaining with family and friends.

Superbly located, Ramleh Park is a short walk from local shops at Milltown. Ranelagh and Donnybrook, within close proximity providing a host of amenities including boutique shops, restaurants and bars. A number of educational facilities are nearby including UCD campus and some of Dublin's finest secondary schools including Alexandra College, Gonzaga, Muckross Park College, Sandford Park and St Mary's College. Public transport is well catered for with buses to and from the city centre available on Milltown Road. The Milltown Luas stop is within short walking distance.











Accommodation

Entrance Hallway 1.8m x 4.5m (5'11" x 14'9") timber flooring, picture rail, stepped central ceiling coving with recessed panel, door to

Guest WC timber flooring, wc, wash hand basin with chrome fittings. Fitted cabinet.

Living Room 3.5m x 4.6m (11'6" x 15'1") front facing living room with bay window, timber flooring, open fireplace with attractive stone mantelpiece surround. Matching bespoke built-in shelving either side of the fireplace. Recessed lighting. Double doors to family / dining room.

Kitchen / Breakfast Room 7.6m (24'9") x 5.1m (16'7") tiled floor, extensive range of wall and floor level painted timber kitchen units with quality integrated appliances, and granite work top. Liebherr double fridge freezer, integrated microwave, integrated Dietrich double oven, Fisher & Paykel five ring hob with stainless steel canopy extractor hood over. Hoover undercounter wine cooler. Fisher & Paykel dishwasher.

Family Room 3.6m x 9.4m (11'10" x 30'10") timber flooring, open fireplace with stone mantelpiece surround and recessed lighting.

Dining Room 5.3m X 2.9m (17'3''x 9'5'') Timber flooring, painted timber panel ceiling, wrap around glazing, double doors to rear patio, door to

Utility Room 2.1m x 2m (6'11" x 6'7") tiled floor, range of wall and floor units, Zanussi washing machine, Indesit dryer, door to side passage.

First Floor

Bedroom 1 3.2m x 4.8m (10'6" x 15'9") front facing double bedroom with bay window, fitted carpet, range of built-in wardrobes door to

En-Suite Bathroom tiled floor, step-in shower with Myra electric shower pump, WC, pedestal wash hand basin with fitted mirror over.

Bedroom 2 2.8m x 4.5m (9'2" x 14'9") front facing double bedroom with bay window, fitted carpets and built-in wardrobe, tiled fireplace.

Bedroom 3 3.1m x 3.8m (10'2" x 12'6") rear facing double bedroom with range of built-in wardrobes and fitted carpet.

Bedroom 4 2.7m x 2.4m (8'10" x 7'10") single bedroom with fitted carpet and built-in wardrobe.

Main Bathroom Tiled flooring, walls are a blend of tiling and timber panelling. Wc, wash hand basin and a roll top bath with Aquastream shower attachment over. Recessed lighting.

Attic 6.8m x 3.7m (22'4" x 12'2") Fitted carpet, under eaves storage, Velux roof lights, recessed lighting.

Outside

The property sits on a wonderful corner site within Ramleh Park. Approached to the front onto a generous low maintenance driveway screened off by evergreen hedging and planting. A wonderful artificial lawn and planted side garden offers a south facing aspect. To the rear a paved patio is perfectly positioned for evening bbq's.

BER Information

BER: D. EPI: 160 KWh/(m².y). BER No.: 113441976

Eircode

D06 X6C6





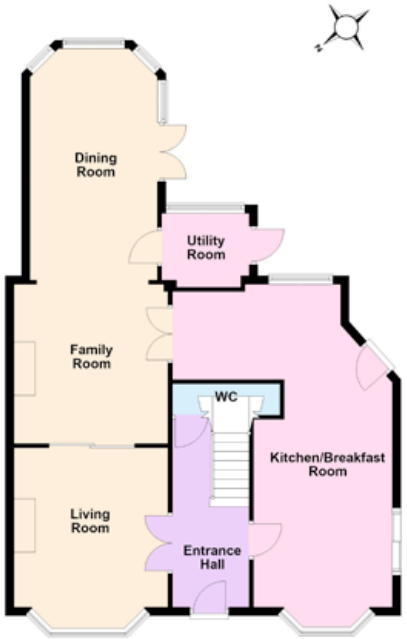




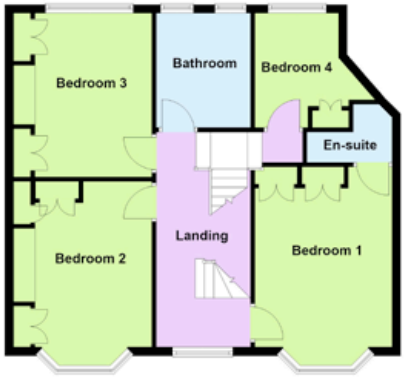
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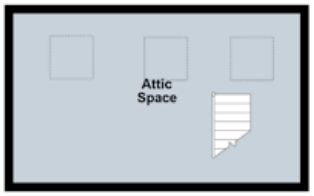
FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor

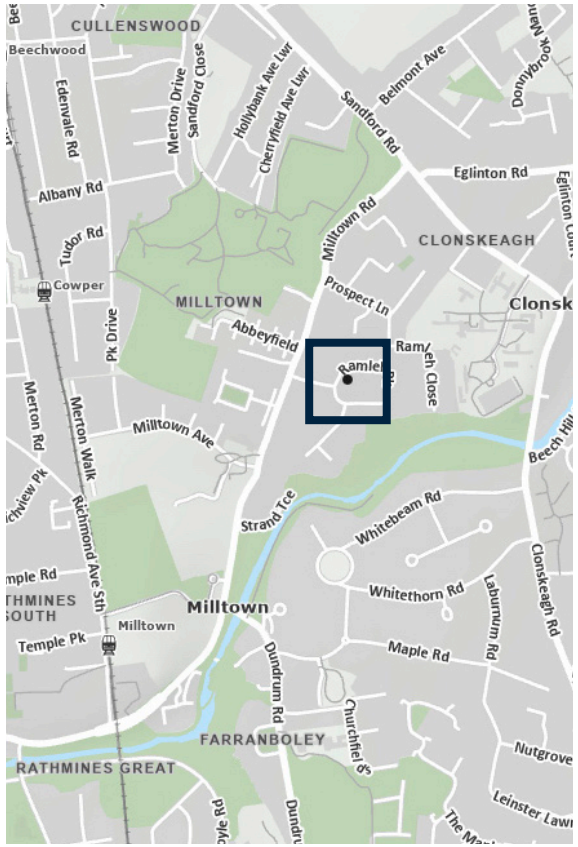


First Floor





Attic



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