

For Sale By Private Treaty



## 13 Prospect Heights

Prospect Manor, Stocking Lane,  
Rathfarnham, Dublin 16 **BER D1**

4 Bedroom Semi-Detached with South Facing Garden  
c.116sq.m. / 1,250sq.ft.



**FINNEGAN**  
Menton



## Location:

Prospect Heights is within the Prospect Manor Estate, just off Stocking Lane near Rathfarnham Village, at the foothills of the Dublin Mountains and benefits from close access to the M50.

## Description:

Fantastic 4 bedroom semi detached family home in excellent decorative condition.

South facing rear garden and large cobblelocked driveway, this house is very bright, spacious and is in walk-in condition having just been completely repainted. It is located in the popular Prospect Manor estate off Stocking Lane and close to Rathfarnham in a small cul de sac of Tudor and red brick style houses and beside a green play area.



## Features:

- South facing rear garden
- Completely repainted in 2015
- Walk-in condition.
- Cobblelocked driveway for 4 cars.
- Beside a green area.
- Located in a cul de sac.
- Beautiful Red brick exterior.
- Mature gardens with total privacy
- All kitchen electrical appliances included in sale
- All curtains, blinds, light fittings, carpets and timber floors included in the sale.
- Two cobblelocked patio areas to choose from in rear garden.
- Popular estate built by Cavan developments and Albany Homes.
- Near to M50, Rathfarnham Golf Club, good schools, Rathfarnham Equestrian Centre and the Dublin Mountains.
- Estate website [www.prospectmanor.net](http://www.prospectmanor.net)
- Attic space suitable for conversion
- Best estate in South Dublin in 2006.
- Best presented estate in South Dublin in 2011.
- Dublin Bus 15B (bus stop at Prospect Manor) goes to City Centre and Grand Canal Dock.

Floor Area: c.116sq.m. / 1,250sq.ft.

## Entrance Hall

c.1.92m x 7.42m

Entrance porch c.1.8m x c.0.7m, solid timber floor, alarm panel, recessed lighting, coving, telephone point, under stairs storage.

## Living Room

c.5.36m x 3.75m

Big bright spacious living room with open marble fireplace, solid timber floor, coving, tv point, 5 amp plugs, surround sound speaker wiring, double doors to dining room.

## Kitchen / Breakfast Area

c.5.55m x 2.84m

Modern oak fitted kitchen units with integrated fridge / freezer, integrated dishwasher, double cooker and ceramic hob, extractor hood, microwave, all appliances included in sale. Splash back wall tiling and complete floor tiling. Back door entrance to garden, telephone point. Bright south facing kitchen with nice view of mature garden area.



## Dining Room / Play Room

c.2.84m x 3.81m

Solid timber floor, coving, patio door to patio area. Surround sound wiring.

## Guest W.C.

Under the stairs, wc & whb, floor tiled.

## Utility Room

c.1.71m x 2.02m

Fitted white storage units and sink, tumble dryer included, lino floor covering, wall tiled. Ideal gas boiler.

## Bedroom 1 (Back Left)

c.2.81m x 2.69m

Timber floor and fitted wardrobe. Double bedroom.

## Bedroom 2 (Back Right)

c.2.69m x 3.48m

Large double bedroom, carpet floor covering, fitted wardrobe and dressing table.

## Bedroom 3 (Master)

c.3.67m x 4.20m

Large double bedroom, carpet floor covering, extensive fitted wardrobe with 3 double doors and dressing table with mirror, tv and telephone point, alarm panel and panic button.

## Ensuite

c.1.53m x 1.83m

White suite comprising power shower unit with door, wc and whb, splash back wall tiling and floor tiling, shaver light and extractor fan.

## Bedroom 4 (Front Right)

c.2.10m x 2.68m

Box bedroom suitable for a single bed, fitted wardrobe, carpet floor covering.



## Bathroom

c.2.15m x 1.85m

White bathroom suite comprising large corner bath, wc, whb, wall tiling and new white timber floor, shaving light.

## Hotpress

Insulated tank, two towel shelves and space for luggage bags.



### Directions:

Prospect Manor is on the left hand side coming up Stocking Lane (R115), just off Scholarstown Road beside the Ballyboden Road Roundabout. 13 Prospect Heights is signposted.

### Heating:

Gas fired central heating.

### Car Parking:

Private cobblelocked driveway that can accommodate four cars.

### BER:

B.E.R.: D1 248.81kWh/m<sup>2</sup>/yr  
B.E.R. Number: 107600983

### Viewing:

By appointment only with sole agents Finnegan Menton  
Contact Glenn Burrell on 01 614 7900

### Price:

On Application.



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