

For Sale By Private Treaty



**51 Grange Wood**

**Grange Road, Rathfarnham,  
Dublin 16**



4 Bedroom Detached Family Home  
with 1 Bedroom Granny Flat to the side.

c.131sq.m. / 1,410sq.ft.



## Description:

Beautiful 4 bedroom detached family home with 1 bedroom granny flat to the side.

This home has a large front and rear garden with a driveway for 3 cars. The house has new timber floors and offers lots of further potential. This estate is extremely quiet and very popular and is opposite Marley House and Marley Park.

This house will need some TLC, mainly of a decorative nature.



## Location:

Grangewood is extremely well located opposite Marley Park and St. Enda's Park and just off the Grange Road in Rathfarnham. Close to the M50 interchange and close to shopping at Nutgrove, Ballinteer, Rathfarnham & Dundrum Shopping Centre.

## Features:

- Westerly facing rear garden
- Granny flat / side extension.
- Dublin bus routes No. 14, No. 16 and No. 161. The bus stop is just beside the house on the Grange Road.
- Excellent primary and secondary schools in this area.
- Four large bedrooms.
- Opposite Marley Park and St. Enda's Park.
- Lots of off street parking.
- Good garden to front and rear.
- Close to Three Rock Rovers Hockey Club and Ballinteer St. Johns GAA.
- Oil fired central heating. (boiler may need upgrading)
- Rear garden 11.5 long x 9.37m wide.
- All furniture and contents included in the sale

Floor Area: c.131sq.m. / 1,410sq.ft.

## Entrance Hall

c.3.61m x 1.78m

New laminate timber floor, coving, recessed lighting, alarm panel, new trip switch board. Storage/ Cloakroom: Cloakroom storage press with a return under the stairs for luggage etc.

## Living Room

c.6.11m x 3.57m

Very large living room with large full length window, tv point, marble and mahogany open fireplace, coving.

## Kitchen Dining Area

c.6.10m x 3.28m

Fitted timber kitchen with Zanussi cooker, Beko 4 ring electric hob, extractor fan, extractor hood, Zanussi fridge freezer, integrated Zanussi dishwasher, Delonghi microwave, new patio double glazed door to rear garden, floor tiling, recessed lighting.



## Guest WC

c.1.37m x 1.01m

White suite with whb and wc, wall and floor tiling.



## Family Bathroom

c.2.44m x 2.26m

White Valadares bathroom suite, comprising wc, whb, large double shower unit with Merlyn tempered glass shower door, Triton T90si electric shower, extractor fan, chrome town rail, floor tiled.



## Bedroom 1 (Front Left)

c.2.85m x 3.69m

Double bedroom, fitted wardrobe, new timber floor.

## Bedroom 2 (Front Right)

c.4.00m x 3.21m

Large double bedroom. New timber floor, UPC tv point.

## Bedroom 3 (Back Left)

c.3.20m x 2.41m

Double bedroom, wardrobe, new timber floor.

## Bedroom 4 (Back Right)

c.3.38m x 2.85m

Large double bedroom, new timber floor.



## Granny Flat - Kitchen Area

c.1.86m x 2.50m

Tiled, sink unit, storage shelves, Belling cooker, Servis washing machine.

## Granny Flat - Bed / Living Room

c.3.75m x 3.00m

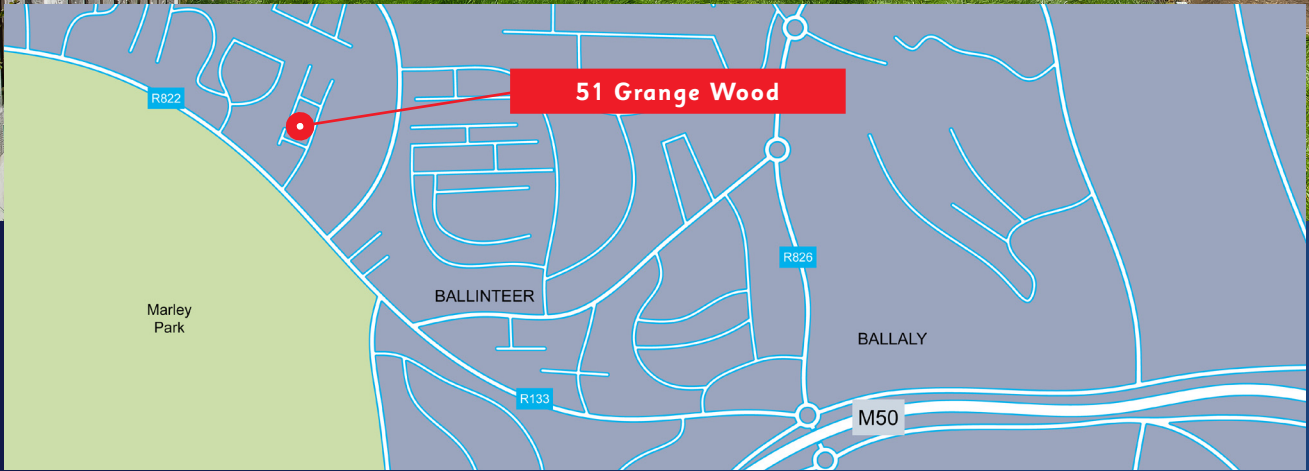
New carpet, fitted wardrobe, UPC Tv point, new window.

## Granny Flat - Bathroom

c.3.36m x 1.75m

Wall & floor tiling, white suite comprising wc, whb, bath with shower screen, Ariston water boiler.





### Schools:

Schools in the area include Loreto Primary & Loreto High School Beaufort on the Grange Road, Rathfarnham Educate Together, Ballinteer Community School, Our Lady's School, Rathfarnham Parish National School, St. Mary's Boys National School, Grange Road, Scoil Naithi & Scoil Mhuire.

### Sports:

Sports in the area include many Golf Clubs to include Rathfarnham Golf Club, Grange Golf Club, Kilmashogue Golf Club, Edmondstown Golf Club, Castle Golf Club, Rathfarnham Athletics Club, Three Rock Rovers Hockey Club, Ballyboden St. Endas GAA Club and Balinteer St. Johns GAA Club, Terenure College Rugby Club, St. Marys College Rugby Club and Sandycroft Cricket Club.

### Heating:

Oil fired central heating.

### Outside:

Garden shed, patio area, large driveway for 3 cars.

### BER:

B.E.R.: TBC kWh/m2/yr  
B.E.R. Number: TBC

### Viewing:

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

### Price:

On Application.



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