

For Sale by Private Treaty



## Villamoura

2 Brighton Avenue,  
Rathgar, Dublin 6

BER D2

4 Bedroom Double Fronted Residence  
c.158sq.m. / 1,700sq.ft.



**FINNEGAN**  
Menton

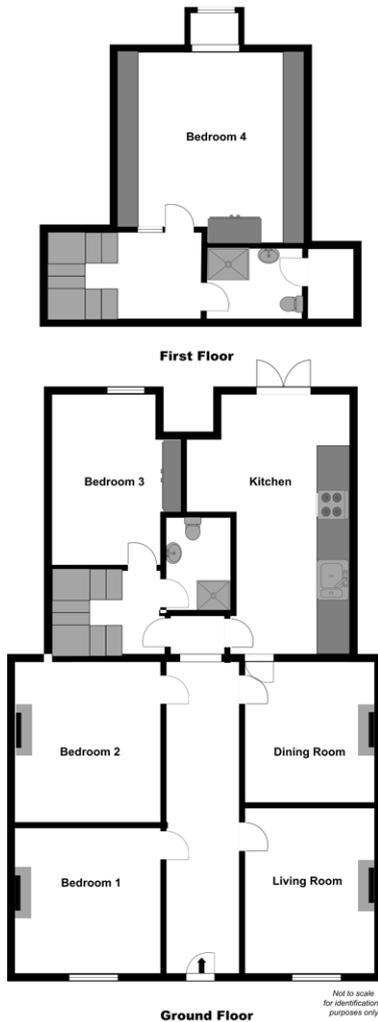
## Description:

Finnegan Menton presents Villamoura a charming 4 bedroom double fronted Villa style residence deceptively spacious c.158 sq.m. / c.1,700sq.ft. with South facing garden on Brighton Avenue, Rathgar. Extended over two levels to the rear with excellent proportions and full of natural light. Carefully maintained with original features to include fireplaces, high ceilings, decorative coving and centre roses, timber floors and doors etc. Set in secluded easily managed gardens railed to front and walled to rear.

Brighton Avenue is a much sought after road of similar style villa properties and two storey houses between Rathgar Avenue and Brighton Square. The property is beside Rathgar Village, bus routes, schools to include Rathgar National and Junior, St. Mary's High School, Alexandra College etc. The property is convenient to Dundrum Town Centre, the M50 and city centre.

Comprising elegant entrance hall with ceiling coving and centre rose, living room with solid fuel stove, ceiling coving and centre rose, dining room with cast iron mantelpiece, ceiling coving and centre rose, open plan kitchen / breakfast area with shaker style units. There are 3 downstairs bedrooms with two off the hall with ceiling coving, centre rose, and the third is in the extension with fitted wardrobe. There is a wetroom at this level.

Upstairs to the rear is bedroom 4 with fitted units and separate bathroom. This bedroom could also be used as a living space as it has extensive book cases and a window seat over looking the rear garden.



## Location:

Just off Rathgar Avenue close to Murphy & Gunn garage.

Brighton Avenue is one of Rathgar's finest roads of period residences, in the heart of Dublin 6. Located between Brighton Square and Harold's Cross Road, it benefits from a prime location being only minutes from the extensive amenities of Rathgar, Terenure and Harold's Cross villages. The city centre is within walking distance. A superb range of excellent schools, including Alexandra College, St. Mary's College, Rathmines, The High School and Stratford College are close by.

Floor Area: c.158sq.m. / 1,700sq.ft.

Ground Floor

## Entrance Hall

c.7.43m x 1.56m

Elegant, bright entrance hall with timber floors, high ceiling, coving, centre arch, fan light style window over entrance door, two centre roses, alarm panel.

## Living Room

c.4.16m x 3.64m

Timber fireplace with solid fuel stove, high ceiling, timber floor, coving, centre rose, tv point, original timber window shutters, thermostat control.



## Dining Room

c.3.09m x 3.10m

Cast iron open fireplace, high ceiling, coving and picture rail, door to kitchen, timber floors, centre rose, Velux window makes this internal room very bright.



## Kitchen / Breakfast Area

c.2.97m x 6.41m

Cherrywood Shaker Style kitchen including integrated fridge freezer, new Zanussi cooker & hob, extractor hood, Whirlpool dishwasher, timber floor, patio door, Velux.



## Bedroom 1 (front)

c.3.67m x 3.56m

Double bedroom, fitted wardrobe, timber floor, high ceiling, coving and picture rail, original timber window shutters.

## Bedroom 2 (middle)

c.3.87m x 3.54m

Double bedroom, fitted wardrobe, timber floor, picture rail, fireplace, velux window makes this internal bedroom very bright and inviting



## Bedroom 3 (back)

c.4.22m x 2.46m

Double bedroom, two separate large fitted wardrobe units, timber floor.

## Bathroom

c.2.11m x 1.98m

WC, WHB, wetroom shower, Triton T90 electric shower.



First Floor

## Bedroom 4 (master)

c.4.71m x 4.26m

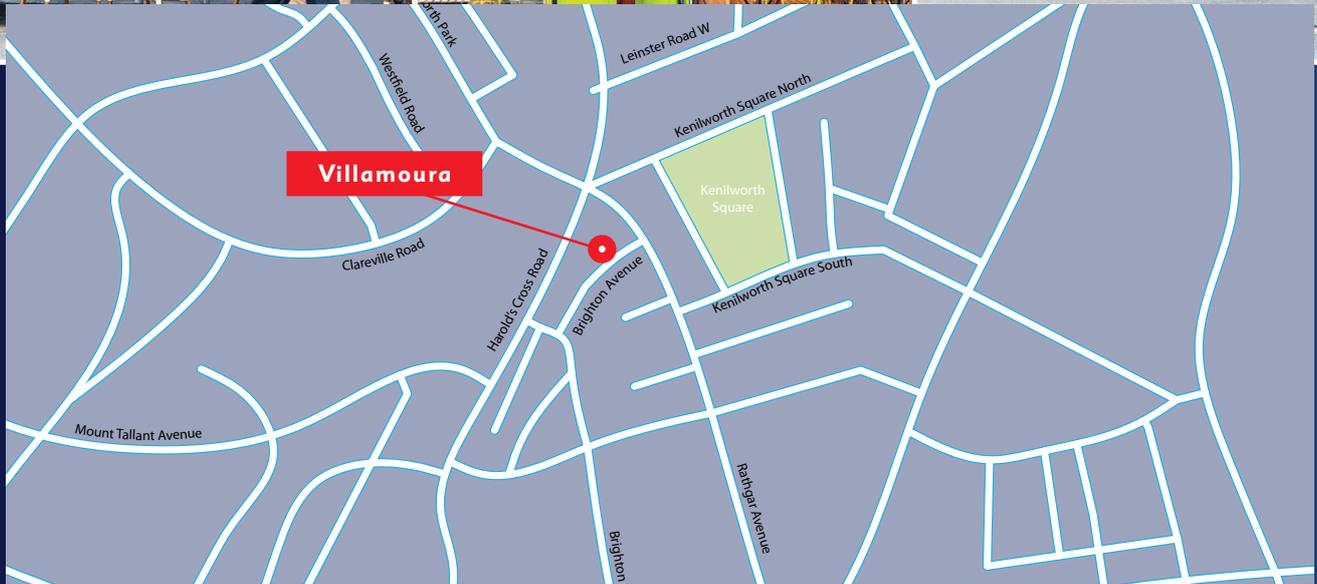
Double bedroom, extensive storage, tv point, corner window seat overlooking garden, velux bright room, timber floor, telephone point.

## Bathroom

c.1.70m x 2.23m

WC, WHB, shower wall tiled, Velux Triton T90 electric shower.





## Features:

- Large 4 bedroom Villa style c.158 sq.m. / c.1,700 sq.ft.
- Bright spacious family home.
- Railed front garden.
- New high quality double glazed windows in 2013.
- South facing walled garden to rear c.35' x 25'.
- Railed front garden with on street parking.
- Immediate closing if required as property is vacant.
- Convenient to Rathmines, Harold's Cross and Terenure.
- Close to excellent schools and colleges.
- Immediate closing if required as the property is vacant.

## BER:

B.E.R.: D2 281.73kWh/m2/yr  
B.E.R. Number: 109821157

## Price:

On Application.

## Heating:

Gas fired central heating.

## Viewing:

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



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