

BER D2



15 Cherryfield Avenue Lower
Ranelagh, Dublin

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INTERNATIONAL REALTY

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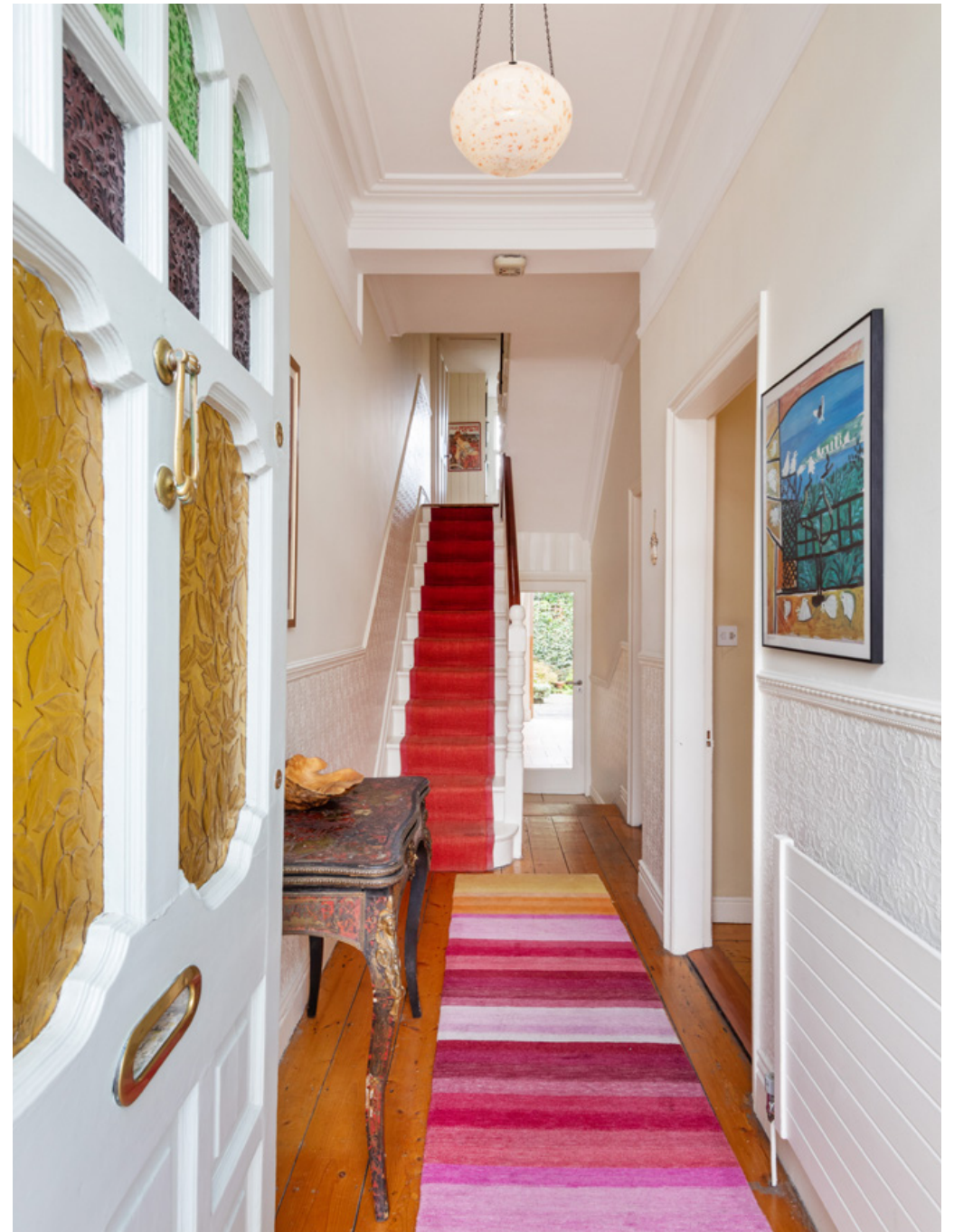
Superbly located on a quiet and mature cul de sac a short walk from the centre of Ranelagh Village, a well presented bay windowed period property benefiting from a sunny westerly rear garden.

No. 15 is a most appealing and well-maintained family home originally built circa 1910. The property extends to approximately 101sqm (1,087 sq. ft) and briefly comprises two interconnecting reception rooms with a benefit of a bay window, kitchen/breakfast room with French doors leading to the rear garden. Upstairs there are three bedrooms with the master bedroom running across the entire width of the front of the property with the benefit of a bay window, and a well appointed shower room.

Cherryfield Avenue Lower enjoys a highly convenient location being positioned off Sandford Road a short walk to both Ranelagh and Donnybrook Villages, where there is a host of specialist shops, restaurants, pubs, including the new Devlin Hotel, and the Ranelagh LUAS which provides ease of access to Dublin city centre, Trinity College, and all that Dublin city has to offer. St Stephen's Green is within a 30 minute walk. Leisure facilities are well catered for in the area including Riverview, Donnybrook Lawn Tennis Club, the RDS, Old Wesley Rugby ground, the Aviva Stadium, and Herbert Park to name but a few.

Features

- Attractive bay windowed period home.
- Superbly located on a quiet and mature cul de sac, a short walk from Ranelagh Village.
- Sunny west facing rear garden ideal for alfresco dining in the summer months.
- Well maintained accommodation.
- Gas fired central heating.
- Floor area approximately 101sqm (1,087 sq. ft).







Accommodation

Porched Entrance: with tiled floor.

Reception Hall: 1.30m x 4.20m (4'3" x 13'9") with varnished timber floorboards and understairs storage press.

Sitting Room: 3.55m x 4.35m (11'8" x 14'3") (into the bay) with ceiling coving, a continuation of the varnished timber floorboards, attractive marble fireplace with tiled inset and mosaic tiled hearth, opens into the

Dining Room: 3.30m x 3.31m (10'10" x 10'10") with ceiling coving, picture rail, timber sliding sash windows.

Kitchen/Breakfast Room: 2.85m x 3.90m (9'4" x 12'10") the kitchen is fitted with a range of presses, cupboards, drawers, display cabinets, butcher block worktop, one and a half bowl stainless steel sink drainer unit, four ring gas Ariston hob with extractor hood over set in a marble worktop, double oven, integrated appliances and fridge freezer, tiled floor, French doors leading to the rear garden.

Half Landing

Bedroom 3: 2.05m x 2.85m (6'9" x 9'4") with varnished timber floor and shelved hot press.

Bathroom: comprises bath with shower above, pedestal wash hand basin, wc, tiled floor and wood panelled walls.

First Floor

Bedroom 1: 4.60m x 4.15m (15'1" x 13'7") (into the bay) with a painted cast iron fireplace with built in wardrobes either side and a varnished timber floor.

Bedroom 2: 3.35m x 3.35m (11' x 11') with varnished timber floor.

BER Information

BER: D2. BER No: 107448995.

EPI: 274.84 kWh/m²/yr.

Eircode

D06 EK59



Outside

The front garden is railed and paved, boarded by flowerbeds with mature shrubs and bushes.

The sunny westerly facing rear garden (8m. / 27ft.) is a particular selling feature of the property. It is walled and hedged and largely paved. Boarded by flowerbeds with mature shrubs, bushes, and plants. Outside tap. Outside light.



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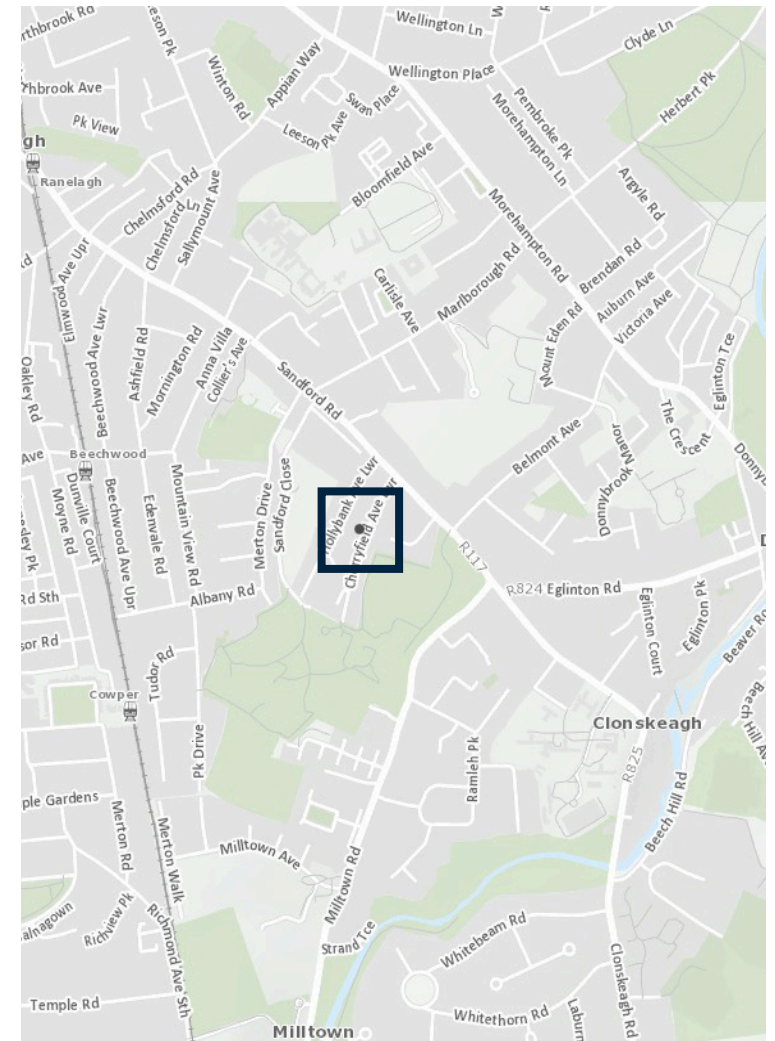
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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