

194 Moyville
Rathfarnham, Dublin 16, D16 KH96



Standing on an extensive corner site in this mature development, this detached four bedroomed family home offers obvious development potential (subject to any necessary planning consent). Although requiring modernisation, this property offers an opportunity to upgrade and extend to your own specification.

Accommodation throughout is well proportioned and includes guest cloaks, sitting room, dining room, kitchen / breakfast room, four bedrooms, bathroom and garage. Windows are PVC double glazed and central heating is by oil fired radiators.

Marlay Park, with its 50 acres of walkways, athletic facilities, and weekend market is nearby and offers a wealth of amenities, as is St. Endas Park.

Nutgrove, Knocklyon and Rathfarnham Shopping Centres are within easy reach, as is Dundrum Town Centre, and neighbourhood stores are just a few minutes away on Taylors Lane. A number of primary and secondary schools are within easy reach and there is excellent access to public transport that provide access to the City Centre including bus numbers 15b, 161, 175, 75 & 61.



ACCOMMODATION:

Hall: 5.76 x 1.14
With PVC entrance door. Door to Garage.

Guest w/c:
With w/c & washbasin. Understairs storage closet

Living Room: 4.65 x 3.28
With stove fitted to fireplace. Double doors to Dining room.

Dining Room: 3.28 x 3.02
With door to Kitchen.

Kitchen /

Breakfast Room: 3.82 x 3.05
With fitted kitchen presses. Door to garden.

Bedroom 1: 3.81 x 3.29
Double bedroom with built in wardrobe.

Bedroom 2: 3.26 x 3.28
Double bedroom with built in wardrobes & washbasin.

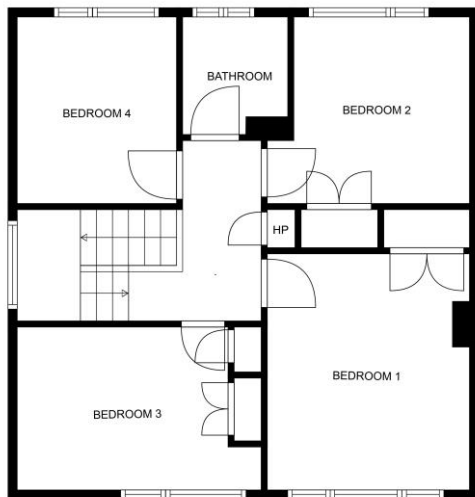
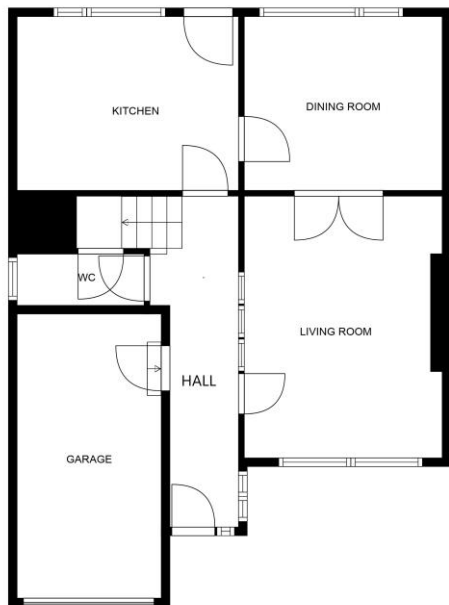
Bedroom 3: 3.81 x 2.77
With built in wardrobes & washbasin.

Bedroom 4: 3.03 x 2.51
With washbasin.

Bathroom: 1.97 x 1.89
With bath, w/c & washbasin. Ceramic wall tiles.

Garage: 5.0 x 2.43
With up & over garage door





*Floorplans for
identification only
– Not to scale.*



Some Features:

- Large corner site with potential to extend subject to p.p.
- PVC double glazed windows
- Oil fired central heating
- Garage
- Private South West facing back garden
- Guest w/c
- Off street parking
- Two side entrances
- Intruder alarm

Gross Internal Area: c.120 sq.m. (c.1,292 sq.ft.)

B.E.R.: F. No. 116773920 EPI: 423.37 kWh/m²/yr



O'Mahony

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