

DK

DAPHNE KAYE
& ASSOCIATES



Westfield House,
Ballybride Road, Rathmichael
Co. Dublin

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Daphne Kaye & Associates is pleased to offer to the market this stunning family home in a prime Rathmichael location. Set behind high granite walls and approached via electronic gates leading to the sweeping tree lined driveway, this impressive detached red brick 6 bedroom residence stands on secluded grounds of c. 0.5 acre.

Westfield House is a most appealing detached family home extending to c. 330 sq m (3,552 sq ft). The well balanced accommodation offers spacious well planned interiors comprising rooms of good dimensions. To compliment the 6 double Bedrooms, there are 4 Reception rooms of generous proportions with feature high ceilings. Upgraded and stylishly appointed, this fine residence is presented in excellent condition and boast many quality features throughout.

Commanding a prime position in the heart of Rathmichael on the corner of Ferndale Road and Ballybride Road, the delightful gardens surround the residence and enjoy total privacy and an all day sunny aspect. Westfield House is within easy access of the N11, M50, Luas at Brides Glen and the Dart at Shankill. This prime family location is convenient to Shankill, Killiney, Foxrock and Enniskerry villages. Renowned schools in the area include Aravon, St. Gerards, Holy Child Killiney, St Annes and Rathmichael National Schools.

SPECIAL FEATURES

- Private and secluded mature grounds of c. 0.5 acre
- 4 Receptions
- 6 double Bedrooms and 3 Bathrooms
- Solid Walnut high quality timber flooring
- Double glazing throughout with period style sash windows and attractive shutters
- Feature high ceilings
- Stunning Kitchen/Breakfast room
- Decorative radiator covers and recessed lighting
- Biocycle waste treatment system
- Oil fired central heating
- Illuminated gardens
- Intruder alarm
- Attractive fireplaces



ACCOMMODATION

Floor Area 330 sq m approx. / 3,552 sq ft

Reception Hall: 6.5m x 2.4m (21'4" x 7'10")

with marble tiled floor, decorative radiator cover and recessed lights.

Guest Cloakroom:

White suite incorporating w.h.b. wall mirror and w.c.

Marble tiled floor.

Double Drawingroom: 9.9m x 3.8m (32'6" x 12'6")

with feature bay windows, superb marble open fireplace with cast iron inset and marble hearth. Wall picture lights and decorative radiator cover and attractive window seat. Walnut timber flooring. Recessed lights. French doors to gardens.

Family room: 4.8m x 4.7m (15'9" x 15'5")

with Walnut timber floor. Attractive timber open fireplace with granite inset and brass surround and raised granite hearth. Flanked by attractive bookcases. Feature bay window. Decorative radiator cover.

Dining room: 5.00m x 4.9m (16'5" x 16'1")

with feature bay window fitted with a window seat. Extensive fitted book shelves and storage units. Recessed lights. French doors to gardens. Walnut timber floor. Glazed double doors to:

Kitchen/Breakfastroom: 5.8m x 4.4m (19'0" x 14'5")

Most attractively fitted with handcrafted bespoke range of timber units incorporating illuminated granite worktop areas, granite topped breakfast island, 4 oven Aga, Powerpoint 4 ring gas hob, concealed extractor, Fisher & Paykel 2 drawer dishwasher, pantry and Belfast style sink. Recessed lights. Tiled floor.

Utility Room: 3.2m x 3.2m (10'6" x 10'6")

with tiled floor. Fitted units incorporating stainless steel sink, Beko cooker, Bosch dish washer, Whirlpool freezer and Zanussi dryer. Walk-in Hot Press with insulated cylinder. Door to gardens.

T.V. Room/Livingroom: 6.8m x 3.7m (22'4" x 12'2")

with Walnut timber floor. Decorative radiator cover. Dual aspect. French doors to gardens.

Feature staircase to spacious Landing.

Master Bedroom 1: 6.6m x 5.10m (21'8" x 16'9")

Exceptionally spacious Double Bedroom with triple aspect, feature porthole window and extensive range of fitted wardrobes and drawers.

Dressing room: 2.7m x 1.02m (8'10" x 3'4")

Superbly fitted

Shower room En Suite: 4.2m x 1.5m (13'9" x 4'11")

with white suite incorporating fully tiled power shower, twin w.h.b.'s on marble base, illuminated wall mirrors, w.c. and heated towel rail. Fully tiled walls and floor.

Bedroom 2: 4.4m x 3.2m (14'5" x 10'6")

Double Bedroom with fitted wardrobes.

Shower room: 2.4m x 2m (7'10" x 6'7")

with white suite incorporating power shower, w.h.b., illuminated wall mirror and w.c. Decorative radiator cover. Fully tiled walls and floor.

Bedroom 3: 3.3m x 3.2m (10'10" x 10'6")

Double Bedroom with fitted wardrobes.



Bedroom 4: 4m x 3.10m (13'1" x 10'2")

Double Bedroom with fitted wardrobes. Feature window.

Bathroom: 3.7m x 1.7m (12'2" x 5'7")

White suite incorporating bath with tiled surround, shower attachment, walk-in tiled 'rainhead' shower, pedestal w.h.b., illuminated mirror door medicine cabinet, w.c. and heated towel rail. Fully tiled walls and floor.

Bedroom 5: 4.8m x 3.10m (15'9" x 10'2")

Double Bedroom

Bedroom 6: 4.4m x 3.2m (14'5" x 10'6")

Double Bedroom with fitted wardrobes.

GARDENS

Surrounding the house, the delightful gardens of c. 0.5 acres, are set out in lawns and extensive patios of Indian Sandstone edged with an array of mature trees, shrubs and attractive bay hedging. Offering great privacy and an enviable westerly orientation.

Timber garden leisure structure with jacuzzi and sauna.

VIEWING HIGHLY RECOMMENDED

BER DETAILS

BER C3

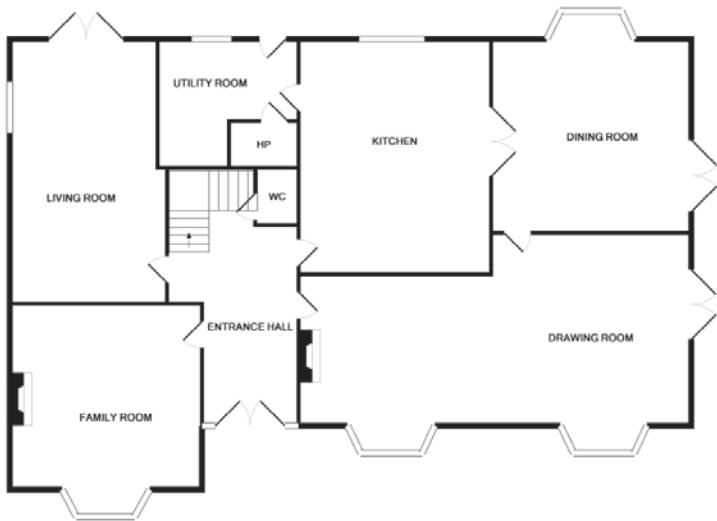
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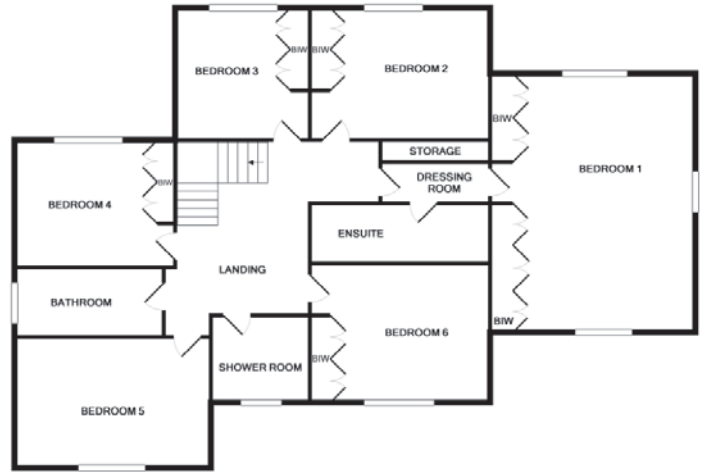




FLOOR PLANS



GROUND FLOOR



1ST FLOOR



DK DAPHNE KAYE
& ASSOCIATES

The Gables, Foxrock Village, Dublin 18

Telephone: 01 289 90 34 **Mobile:** 087 256 02 69

Email: daphne@daphnekayeandassociates.ie **www.daphnekayeandassociates.ie**

PSRA No. 003990

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