

BURECHO, FALLS ROAD

RATHMICHAEL • CO. DUBLIN



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Burecho is an impressive detached Tudor style residence circa 2001, located off a private avenue on the ever popular Falls Road in Rathmichael.

Burecho provides exceptionally bright and well-appointed living accommodation extending to 482 sq. m./5,188 sq. ft. with a self-contained detached garage located on the grounds. The modern and versatile accommodation will undoubtedly appeal to the discerning purchaser seeking a home that provides the perfect balance of modern living accommodation with wonderful private gardens. The property is awash with many special features to include; exposed brick fireplaces, exposed wooden beams, pitched ceilings, gallery landing, luxurious bathrooms and a Clive Christian bespoke kitchen. The main reception rooms enjoy both dual and tri aspects overlooking the gardens creating a tranquil atmosphere throughout the property.

On entering Burecho you will be immediately wowed by the double height reception hall with brick fireplace and gas fire insert, dual staircase leads upstairs to the Minstrel gallery. To the left of the hall is the living room with attractive large bay window, impressive Inglenook brick fireplace from here double doors lead into the dining room with French doors providing access to the garden. The kitchen is certainly the heart of the house and is fitted with a renowned Clive Christian kitchen featuring an extensive range of cream bespoke wall and floor mounted units with black granite countertops. There is a circular dining area and steps down to the sunroom which opens onto a decked terrace. Off the kitchen is a family room, an ideal space for relaxed family living. A second staircase from the kitchen ascends to the gallery landing which houses a useful utility area. Also downstairs is a large cloakroom with guest WC.

Upstairs are five double bedrooms. The master bedroom has the benefit of a vaulted ceiling and extensive built in wardrobes. There is an en-suite bathroom with a balcony that enjoys views over the gardens and surrounding countryside. The bathroom is fitted with 'his 'n' hers' wash hand basins inset in a granite topped vanity unit, bath, WC, walk in shower cubicle and heated floor. The second bedroom has fitted wardrobes and an en-suite shower room. Bedrooms three, four and five are located to the right of the gallery landing, all have built-in wardrobes and a large family bathroom with WC, 'his 'n' hers' wash hand basin in granite topped vanity unit, slipper bath and large shower cubicle completes the upstairs accommodation.







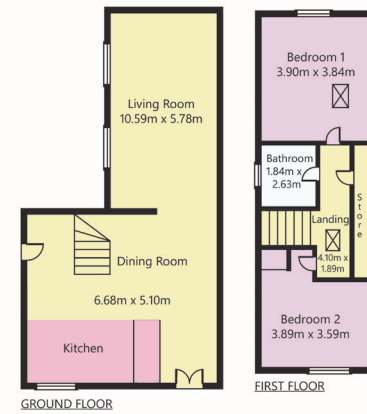
Outside

Burecho is situated on a site of approximately 1 acre. The private gardens are a most noteworthy feature, encompassing the property thus ensuring all day long sunshine and providing an idyllic oasis to enjoy 'al fresco' dining. Mainly laid out in lawn with mature trees, shrubs and hedging with a decked and paved patio areas. There is also a detached garage extending to approximately 98 sq. m./1,054 sq. ft.

Location & Amenities

Rathmichael is approximately 16 km south of Dublin City Centre and 2 km south-west off the N11 providing direct access to the M50 and nearby village of Shankill. The nearest LUAS stop at Brides Glen is approx. 3.5 km/5 min drive and there is a DART station in Shankill. The N11 is also well serviced by frequent Dublin Bus routes & a QBC, providing easy access to and from the City Centre. There are an excellent selection of both primary and secondary schools close by, including St. Annes National School, Rathmichael Parish National School, John Scottus Secondary School and St. Gerards. Leisure facilities are abound with the scenic Wicklow Mountains on one side and the coast line on the other offering a wonderful range of leisure activities.





NOT TO SCALE
 While every attempt has been made to ensure the accuracy of these floorplans, the developer does not accept any liability for errors or omissions. The price for this development is subject to change without notice. These floor plans are for guidance only and should not be used as a basis for any legal proceedings.

Features

- OFCH/GFCH, biocycle
- Vaulted ceilings
- Clive Christian bespoke kitchen
- Tri/Dual aspects
- Detached garage
- 1 Acre (approx.) of private gardens
- Easy access of the M50 & N11

BER: C1

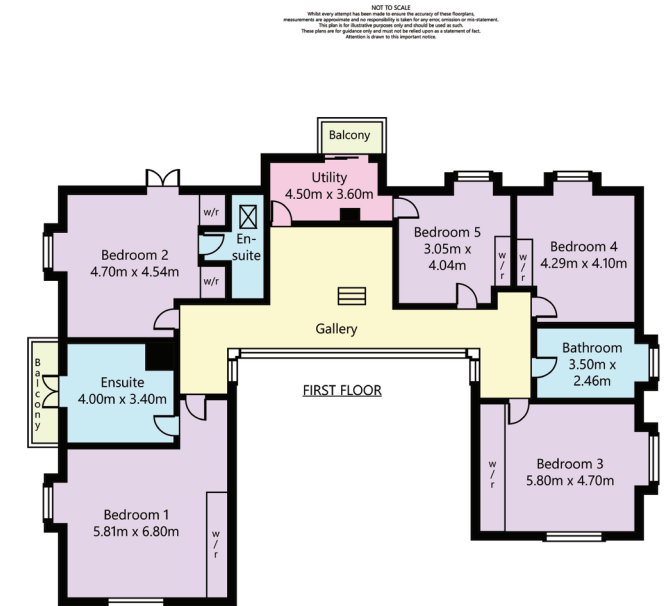
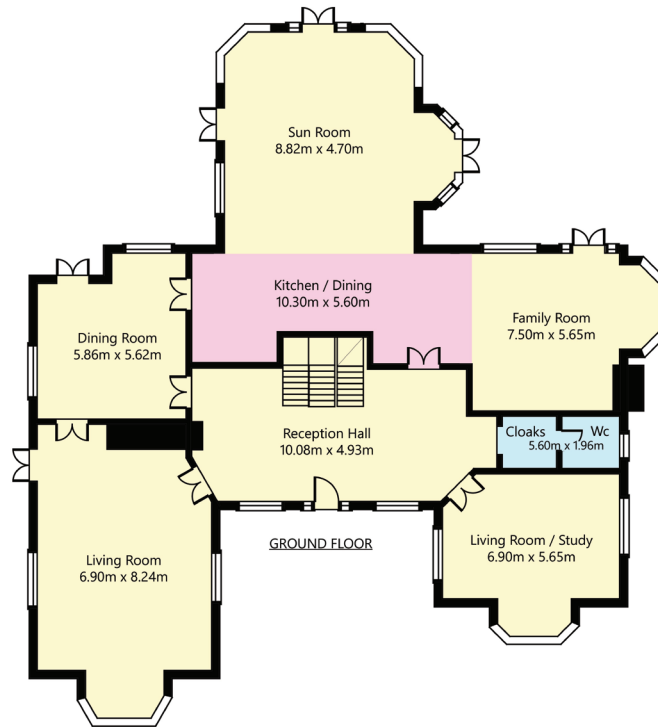
BER Number: 111218624

Output: 157.62 kWh/m²/yr

Main House Approx. Size: 482 sq. m./5,188 sq. ft.

The Garage Approx. Size: 98sq. m./1,054 sq. ft.

Viewing: Strictly by Appointment



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