

# 63 HIGHFIELD ROAD

Rathgar, Dublin 6

FOR SALE



BER EXEMPT











# 63 HIGHFIELD ROAD

"A period, Pre-63 property extending to approx. 305 sq. m. / 3,283 sq. ft. with two 2 bedroom apartments, one three bed apartment and full planning permission for a 4-bedroom residence of approx. 172 sq. m. / 1,851 sq. ft. to the side."

Set out over three floors (two story over basement) no. 63 has been converted into three apartments with a current income of €78,000 per annum. The accommodation features Granite steps leading to the entrance hall with fan light above. Apt No 2 is on the left hand side of the hallway and features an open plan kitchen with dining area benefiting from a picture sash window with working shutters overlooking the front area, and a Marble fireplace with tiled inset. There is a reception room with matching fireplace and sash window also with working shutters overlooking the rear garden. From here, down a few steps is a fully tiled WC. Further down the hall are three double bedrooms (all en-suite) with a separate utility area. Access to the rear garden is from bedroom 2.









Apartment no. 3 is on the right-hand side of the entrance hall and features an open kitchen with reception room and dual aspect windows adding plenty of natural light. Down a flight of stairs are two further bedrooms (both en-suite) and an inner hall that leads to a good sized utility room with door to rear garden.

Apartment No. 1 is on the first floor with a bright living room, two sash windows with working shutters, and a separate kitchen with floor and wall mounted units. There are two well-proportioned bedrooms with a bathroom and shower room. A utility area completes the accommodation on this level.





# GARDENS & LOCATION

The front garden is accessed via pedestrian entrance to the front, and the side of the property on Templemore Avenue with ample space for off-street parking. 63 Highfield Road is only a stone's throw from Rathgar Village, a highly sought-after location, which boasts a host of small independent stores and boutiques, speciality food shops, cafes and artisans all of which add to the local charm and appeal. Located just three kilometres from St.

Stephen's Green it is a reasonable commute to the city centre making this a popular choice for those working in the Central Business District. Sporting enthusiasts enjoy being within easy reach of Milltown Golf Club and both Rathgar and Brookfield Tennis Clubs as well as LA Fitness. The David Lloyd Sports and Fitness Centre at Riverview is also just a short drive away. Transport is well serviced by direct bus routes into the city as well as the LUAS. Nearby

educational institutions include primary schools such as St. Joseph's BNS, Presentation Primary School and St. Louis' Rathmines. Secondary schools include The High School Rathgar, Gonzaga College, Terenure and Alexandra College. Third level institutions such as Trinity College and UCD are easily accessible via the LUAS and QBC.



## FEATURES

- Attractive period property
- Pre 63 - Three apartments
- Ample off-street parking
- FPP for 4 bedroom residence 172 sq. m. / 1,851 sq. ft. to the side



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## DETAILS

**BER:** Exempt

**Approx. Size:** 305 sq. m. / 3,283 sq. ft.

**Planning Reference:** Dublin City Council - 2649/20

**Viewings:** By Appointment / Virtual Viewing

## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

## CONTACT



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# FLOOR PLANS



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