



38 RAMLEH PARK
MILLTOWN, DUBLIN





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MILLTOWN, DUBLIN 6, D06 C5K0

A stunning family home offering
exquisite style and presentation
with meticulous attention to detail

Distances

Milltown 500m, Donnybrook 1.5km, Ranelagh 2km, Dundrum Town Centre 3.5km,
St. Stephen's Green 5 km, M50 7.5km
(all distances approximate)

House

Entrance Hall • Kitchen/Living Room/Dining Room • Living Room • Study/Playroom • WC
Master Bedroom Suite • Two Further Bedrooms • Main Bathroom

Garden Room

Multi-Purpose Space – Home Office/Gym • Approximately 22 sq m / 240 sq ft

Gardens

Off-Street Parking for Two Cars • Rear Garden

Approximate total internal floor area 204 sq m / 2,195 sq ft

For Sale by Private Treaty

Savills Dublin

33 Molesworth Street
Dublin 2

Email: cianan.duff@savills.ie

Email: liam.mccarthy@savills.ie

PSRA Licence 002223

+353 (0)1 618 1300

savills

[savills.ie](https://www.savills.ie)

Location

Ramleh Park is a quiet residential area which is a short walk to the villages of Milltown and Donnybrook that offers a range of boutique shops, cafes, and restaurants.

There is a great choice of amenities on the doorstep which are ideal for active lifestyles including Milltown Park, Milltown Golf Club, Brookfield Tennis Club, the Dartry Health Club and David Lloyd Riverview. The area has excellent transport links with several bus routes including the 44 and 61 and the Luas line at Milltown providing easy access to the city centre of Dublin. The area is also convenient to Dundrum Town Centre (3.5 km) and the M50 (7.5 km).

Ramleh Park is a particularly good location for accessing several noteworthy schools including Alexandra College, Sandford Park School and Gonzaga College amongst others within easy reach.

Summary

38 Ramleh Park is an impressive, recently extended and refurbished, semi-detached house wonderfully positioned on a quiet residential road between the villages of Milltown and Donnybrook.

The house has been completely extended and refurbished by the current owner providing unrivalled family accommodation with outstanding entertaining and living space. The design works are by award-winning architects Opperman Associates and the house was finished in 2018, with the addition of an exceptional open plan kitchen/living room/dining room to create a generous comfortable space, very suitable as a focal point of the home for families to enjoy. The layout of accommodation is arranged over three floors and in all extends to approximately 204 sq m/ 2,195 sq ft.

There is an inviting double-height entrance hall on the ground floor with a polished concrete floor which leads to the two front reception rooms comprising a stylish living room which features a wood-burning stove and also a study/playroom, both with hardwood herringbone flooring. A floating hardwood and glass staircase is a notable feature which exudes style. The hall flows into the wonderful kitchen/living room/dining room double-height extension with an exceptional vaulted designed roof. A feature is the bespoke modern kitchen with fully integrated appliances. There is also a utility room off the kitchen and a WC on the ground floor.

The impressive proportions are continued to the first floor with a luxurious principal bedroom with en suite bathroom. The en suite features exquisite floor-to-ceiling white marble tiles and underfloor heating. There is one further bedroom and main bathroom, with a stunning white marble finish, on the first floor and a third bedroom on the second floor.

Specification

- BER B1 Rated
- Kitchen appliances includes Neff induction hob, double oven with full integration, Quartz by Miller Brothers countertops, Siemens full height fridge freezer, refrigerator and wine fridge
- Bathroom appliances - Noken by Porcelanosa
- Triple-glazed windows
- Hitachi Yutaki air to water heat pump
- Air ventilation
- Quooker hot water system
- Norman Foster – Hoesch double-size bathtub
- Underfloor heating – ground floor and upstairs bathrooms

Garden Room

A particular feature of the property is a garden room at the rear of the garden. This is an ideal multifunctional space which could be used as either home office or home gym. It extends to approximately 22 sq m / 240 sq ft.

Garden

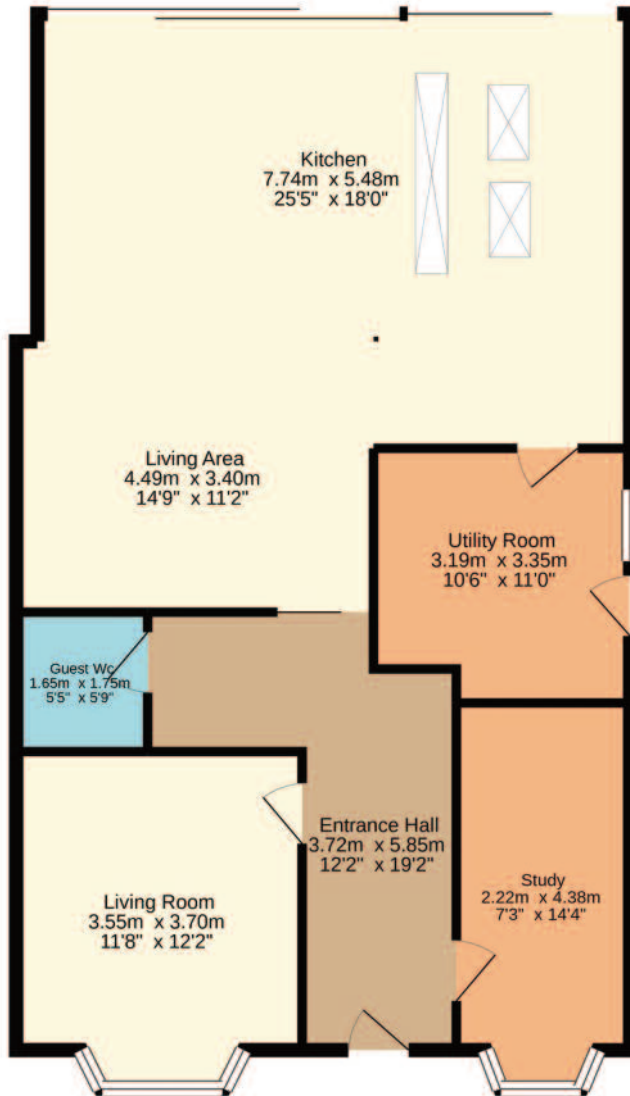
Outside to the front is a gravel driveway with ample parking for two cars. There is a generous garden to the rear which is mainly flagstone paved with a well-maintained lawn, which creates an environment of seclusion and peace. Features of the garden include raised beds of exotic green planting, in season all year round combined with a stunning, contemporary, teak horizontal fencing design.



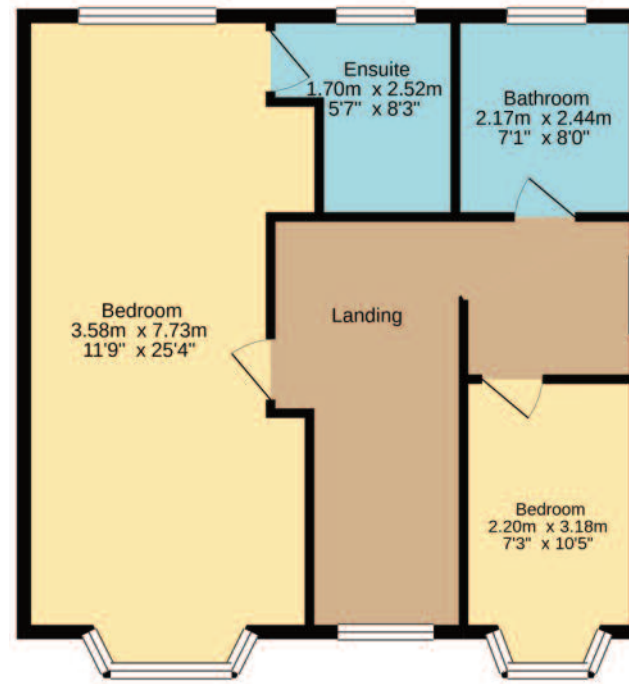




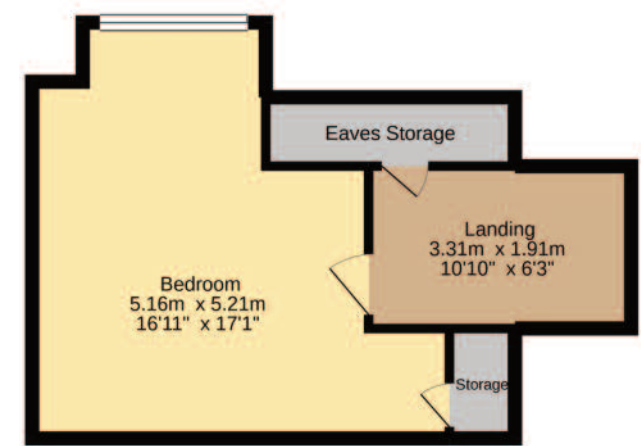
Floorplans – 38 Ramleh Park



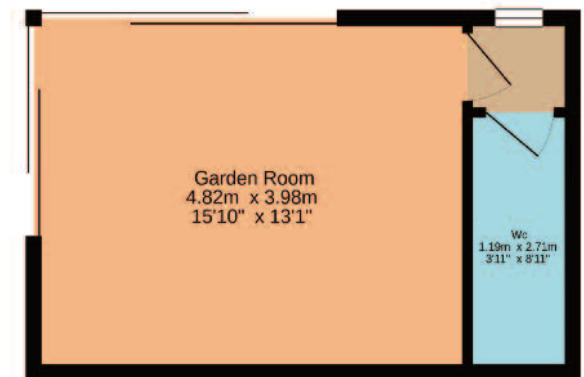
Ground Floor



First Floor



Second Floor



Garden Room



General Remarks

Viewings

Strictly by appointment with Savills.

Eircode

D06 C5K0

BER

B1 BER No: 108461716

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

Services

Fibre broadband, central heating, security system – front and rear cameras and monitored security.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement with vacant possession.

Offers

Offers may be submitted to the selling agents:

Savills, 33 Molesworth Street, Dublin 2.

Email: liam.mccarthy@savills.ie/cianan.duff@savills.ie

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Solicitors

20 Fitzwilliam Square, South Dublin 2, D02 FP64

E: info@gartlanfurey.ie

Tel: +353 1 799 8000

Contact: Lorna Carberry

Stipulations

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken in 2019, brochure prepared in March 2021.

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