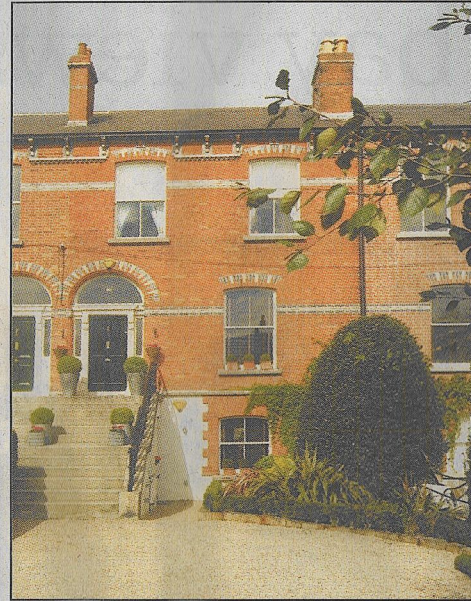




The day room has full-height picture windows



20 Terenure Road: in mint condition



The dining room, top, and living room

Period Rathgar house price cut by €500k

By Tina Marie O'Neill

Felicity Fox is handling the private treaty sale of 20 Terenure Road East, a stunning period residence in Rathgar. It has been totally refurbished by its current owners, who have paid meticulous attention to preserving original details while creating a contemporary family home.

The house was extended to 226 square metres in 2002 and no expense was spared on refurbishing the elaborate period plasterwork, sash windows with working shutters, timber staircase and solid doors. At

20 Terenure Road East, Rathgar, Dublin 6

PRICE: €2.35 million

FEATURES: four bedrooms, off-street parking

AGENT: Felicity Fox

the same time, a contemporary kitchen, living room, dining room and day room at garden level offer bright and spacious 21st century living.

In addition, the selling price has been reduced by €500,000 to €2.35 million, which should generate good interest.

The impressive entrance hall

features intricate plasterwork and an original timber staircase.

Two interconnecting reception rooms to the right exude period grandeur, with their high ceilings, plasterwork, sash windows and stunning open fireplaces with marble surrounds.

The hall level return incorporates a double bedroom, which could be used as a study or home office, while a contemporary solid oak staircase leads down to the garden level, which has a separate entrance from the front garden and under-floor heating throughout.

This light-filled space incorporates a modern living room, a cooking enthusiast's dream kitchen and an open-plan dining and day area.

The living room has large polished limestone floors, original sash windows and a contemporary recessed gas fire.

Solid oak sliding doors open into the kitchen, which features brushed steel units and worktops against one wall, modern fitted oak units against the opposite wall and an island unit. Opaque glass splashbacks and funky suspended low voltage track lighting also feature.

The dining/day room is flooded with natural light from a glazed vaulted ceiling, full-height picture windows and French doors.

Steps lead down to the sunken day area with built-in shelving and fitted seating with concealed storage.

There's a utility room at the end of the hall, as well as a

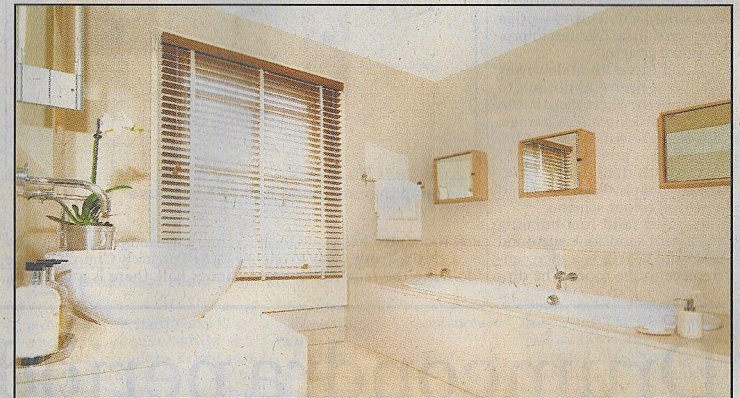
guest cloakroom.

The main bathroom is at first floor return level and is a luxurious space with a contemporary Villeroy and Boch suite, twin wash hand basins, a power shower cubicle and a heated towel rail.

There are three bedrooms at first floor level; two large doubles and a single. All have high ceilings, sash windows, neutral carpets and fitted wardrobes.

Outside, the front railed garden has a gravel drive with off-street parking for up to three cars. The landscaped back garden features a secluded decked patio with sunken lighting, a well-manicured lawn bordered by box hedging and high original granite walls.

Viewing is by appointment with the agent at 01-6334431.



The bathroom has a Villeroy and Boch suite