



33A Braemor Avenue,  
Churchtown, Dublin 14

 **HUNTERS**  
ESTATE AGENT

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BER C3



# For Sale by Private Treaty

Hunters Estate Agent is thrilled to present to the market this stunning detached four bedroom family home extending to a generous 159sq.m/1,712sq.ft (excluding attic room of a further 34.87sq.m/375sq.ft). It is rare that a house of such superb quality and finish comes to market in the area, and even more so one set in this supremely enviable position on sought after Braemor Avenue. The current owner built the property in 2004 and has lovingly maintained over the intervening years. Throughout, there are generous proportions, and a wonderful quality of light abounds. The property is in turn-key condition awaiting its lucky new owner. A particularly attractive feature of the property is its light-filled rear garden which has the benefit of a large sun deck and rear vehicle access through double gates. Viewing is highly recommended.

Upon entering, one is welcomed by a generous hallway leading to the principal rooms of the house with staircase rising to the first floor. To the left is a generous family room while to the right is an open plan living/dining room with French doors to the rear garden. To the rear is a well-equipped and bright kitchen breakfast room which is very much the heart of the home. There is a useful utility room off the kitchen and a guest w.c completes the accommodation on this level. Rising to the first floor one finds a landing with spacious hot press and staircase rising to the converted attic space. There is a generous main bedroom with ensuite and walk in wardrobe, two further double bedrooms with built in wardrobes and a large single bedroom. A family bathroom completes the first-floor accommodation. A staircase from the first-floor landing leads to a useful attic space that is currently in use as a hobby room.

Outside to the rear the lovely rear garden is set out in a pleasing combination of deck and lawn with a stone sun terrace and mature planted beds including Calais lilies, mature roses, Hydrangea, specimen trees, gated rear vehicle access and dual pedestrian gated side access. The garden is bounded by concrete walling and wooden fencing. The front garden is set out in gravel off street parking with ample space for several cars and is bounded by concrete walls and mature planting. There is dual gated pedestrian side access to the rear garden.

Braemor Avenue is a quiet road set in an enviable position off the Braemor Road in the heart of Churchtown. The property is walking distance from a host of amenities including shops on Braemor Road, the Supervalu in Churchtown, the Elephant & Castle restaurant, Glenside and Churchtown Stores pubs and plenty of coffee options. The dodder walk is an easy stroll and there are other parks including Bushy, St Enda's, Marlay and Palmerston are just a short drive away. There is an excellent selection of schools both primary and secondary schools in the area. The property lies a five-minute drive from Dundrum Town Centre and Nutgrove shopping centre and retail park. The excellent 14 bus route as well as the LUAS at Dundrum provide easy public transport options and it is within easy access to the M50 motorway which is less than 10 minutes' drive away.

## SPECIAL FEATURES

- » Stunning 4 bedroom detached house
- » Extending to 159sq.m/1,712sq.ft (excluding attic room of a further 34.87sq.m/375sq.ft)
- » Built in 2004
- » Gas fired central heating
- » Useful attic space of 34.87sq.m/375sq.ft currently in use as a hobby room
- » Utility room
- » Ensuite off main bedroom
- » French doors to rear garden
- » Dual pedestrian side access
- » Rear vehicular access
- » Off street parking
- » Walking distance to Churchtown, Dundrum and Nutgrove
- » Easy access to the M50 and road network
- » Excellent public transport links
- » Superb local schools on your doorstep





# ACCOMMODATION

## ENTRANCE HALL

6.24m x 1.41m (20'5" x 4'7")

Oak flooring, radiator cover, ceiling light, alarm panel, staircase to the first floor. Door to under stairs storage.

## W.C

1.86m x 0.93m (6'1" x 3'0")

Oak flooring, w.c, pedestal sink, extractor fan, ceiling light.

## FAMILY ROOM

4.02m x 3.35m (13'2" x 10'11")

Oak flooring, recessed lighting, t.v point, curtain pole, window blind.

## LIVING/DINING ROOM

8.65m x 3.08m (28'4" x 10'1")

Oak flooring, recessed lighting, limestone fire surround with gas fire, built in wooden shelving, curtain poles, window blinds, French doors to sundeck and garden.

## KITCHEN/ BREAKFAST ROOM

5.81m x 4.88m (19'0" x 16'0") (max)

Oak flooring, recessed lighting, built in shaker style wall and floor units, Zanussi electric four ring hob, stainless steel under mounted sink, extractor fan, granite worktop with upstand, tiled splashback, Electrolux double oven, Sharp microwave, Belling dish washer, island unit with breakfast bar and granite countertop, wine rack, French doors to deck and garden, window blinds.

## UTILITY ROOM

2.14m x 1.61m (7'0" x 5'3")

Built in wall and floor units, plumbed for washing machine, stainless steel sink with draining board, Baxi gas boiler, under counter fridge, tiled splashback, ceiling light.

## FIRST FLOOR

### LANDING

Carpet, ceiling light, door to large hot press shelves for storage with insulated immersion tank.

### BEDROOM 1

4.06m x 3.37m (13'3" x 11'0")

Wooden floor, ceiling light, curtain pole, T.V point.

### ENSUITE

2.09m x 1.63m (6'10" x 5'4")

Tiled floor and walls, sink with vanity unit, corner shower room enclosure with glass and chrome shower screen, ceiling light, w.c, wooden blind.

### WALK IN WARDROBE

2.17m x 1.46m (7'1" x 4'9")

Wooden floor, built in hanging and shelving units, ceiling light.

### BEDROOM 2

3.08m x 4.59m (10'1" x 15'0") (max)

Wooden floor, ceiling light, curtain pole, large, mirrored slide robe.

### BEDROOM 3

3.97m x 3.53m (13'0" x 11'6") (max)

Wooden floor, ceiling light, curtain pole, ceiling window blind, large, mirrored slide robe.

### BEDROOM 4

3.35m x 2.86m (10'11" x 9'4")

Wooden floor, ceiling light, curtain pole, window blind.

### BATHROOM

1.97m x 1.88m (6'5" x 6'2")

Tiled floor and walls, Hydra Spa whirlpool bath, bath/shower mixer, w.c, sink with vanity unit, ceiling light, wooden blinds.

### ATTIC LEVEL

### ATTIC ROOM

7.16m x 4.87m (23'5" x 15'11")

Wooden floor, ceiling lights, velux window. Door to storage space and water tanks.



## OUTSIDE

### REAR GARDEN

13.39m x 10.80m (43'11" x 35'5")

Lovely rear garden set out in a combination of deck and lawn with stone sun terrace with mature planted beds including Calais lilies, mature roses, Hydrangea, specimen trees, gated rear vehicle access, dual pedestrian gated side access, bounded by concrete walking and wooden fencing, outdoor sockets.

### FRONT GARDEN

Gravel parking area with ample off-street parking with mature planted beds and hedging and dual gated side.

### BER DETAILS

Rating: C3

BER No: 114488075

Energy Performance Rating: 219.4 kWh/m<sup>2</sup>/yr

### VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie.



 **HUNTERS**  
ESTATE AGENT

**T** 01 493 5410 **E** rathfarnham@huntersestateagent.ie **W** www.huntersestateagent.ie

1 Saint Mary's Terrace, Grange Road, Rathfarnham, Dublin 14

2 Brighton Road, Foxrock, Dublin 1

4 Castle Street, Dalkey, Co. Dublin

**City Centre:** **E** city@huntersestateagent.ie **T** 01 668 0008



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