



120 Whitebarn Road, Churchtown, Dublin 14 D14 PF64

BER D1

Morrison
Estates



FOR SALE BY PRIVATE TREATY

A most appealing extended three bedroom semi detached home (159 Sq.M/1711 Sq.Ft) set out with a fresh, bright and recently decorated interior; it enjoys an excellent location in a prime position on corner of Whitebarn Road and Nutgrove Avenue, in this well established upmarket residential area and it is within walking distance of Nutgrove Shopping Centre with Tesco and Lidl nearby, and also close to Churchtown Road. This property is also easily accessible to Dundrum Town Centre and village with their selection of retail and service outlets and an excellent choice of top local schools and churches are also nearby. There are excellent public transport links to all areas with Bus stops on the doorstep and it is also close to Marley Park and St. Endas, and Airfield is also in the locality, with easy access to the City Centre, LUAS and M50.

The accommodation is presented in excellent condition throughout and briefly comprises of a large bright entrance hall, reception room to front left (used as a fourth bedroom), to the right there is a large living room/dining room opening to a bright sunroom/ conservatory overlooking garden to rear, there is a modern kitchen to rear with sliding doors to sun terrace, guest wc off hallway. Upstairs there are three bedrooms (Two large doubles with master ensuite) and third bedroom used as reception/tv room and main bathroom on landing. There are stairs to a large attic room which has velux windows and used as bedroom/hobby room. The current layout of this house is used as five bedrooms.

There is a very well maintained mature rear garden with mature planting on sides which is laid out in maintenance free gravel and paving leading to a steel garden storage shed at rearer, and there is a home office built at side which has is fully fitted with electricity and plumbing.

To the front there is large driveway entrance with a fully landscaped garden featuring gravelled area and paving as well as mature trees and a sun terrace area with a feature pond and water fountain giving a sense of privacy and tranquility of feeling like being in the quiet countryside whilst having all the benefits of the city on the doorstep. The front driveway has off street parking for 4 cars or more.

FEATURES INCLUDE:

- Large three bedroom semi detached house (c. 159sq.m/1711sq.ft) with an additional home office to side
- Prime corner location with large front driveway and mature gardens
- Three main reception/living rooms
- Presented in pristine condition with modern neutral colour schemes throughout
- Fitted blinds and kitchen appliances namely oven, hob, extractor fan, fridge/freezer, washing machine are included in the sale
- Gas Fired Radiator Central Heating
- Eight Heat solar panels fitted on front roof of house producing natural electricity which is combined with the main electricity supply giving cost effective usage
- Double Glazed Windows in front
- Large attic space with 2 velux windows fitted (used as a bedroom/hobby room)



- Prime residential location within one of south Dublin's nicest upmarket neighbourhoods
- Close to the Nutgrove Shopping Centre and a wealth of local amenities

ACCOMMODATION:

Reception Hallway: 5.15m x 1.76m overall, with hardwood panelled entrance door, timber floor, ceiling coving, recessed lighting, guest wc., understairs storage.

Living Room/Dining Room: 7.71m x 3.86m, with timber flooring, two fireplaces, feature double doors opening to

Sunroom/Conservatory: 3.86m x 2.90m with timber floor, floor to ceiling windows and doors to capture sunlight, overlooking rear garden aspect, pendant lighting.

Kitchen: 4.42m x 2.70m, with an extensive range of built-in units and presses, built-in oven and four ring hob, fridge freezer, undercounter dishwasher and washing machine, timber floors, sliding doors to rear patio and gardens and door opening to dining room.

Family room/Office/used as bedroom 4: 4.83m x 2.39m bright family/bedroom to front currently used as bedroom 4, window overlooking front aspect.

Wc,: guest wc understairs and additional storage understairs.

Stairs to First Floor Landing area

ON FIRST FLOOR THERE ARE TWO BEDROOMS AND RECEPTION/BEDROOM

Master Bedroom: 4.75m x 3.62m, with timber floor, range of built-in wardrobes, pendant lighting, attractive window to front, door to

Ensuite: 2.34m x 1.38m with window to front, built in shower, wc and whb, tiled floors and part tiled walls

Bedroom 2: 3.62m x 2.85m with timber flooring and window to rear aspect, understairs space for storage, door to Ensuite with shower, wc and whb, window to rear:

Bedroom 3/reception room: 5.66m x 2.20m with timber floors and step down feature, floor to ceiling window features and French doors to front and rear aspect which have walk out terrace areas designed for plant pots giving the room and independent modern design

Main Bathroom: 1.81m x 1.14m with white suite comprising a corner built in shower, wash hand basin, wc, fully tiled ceramic tiled walls and floor, window to rear aspect

STAIRS TO ATTIC:

Attic space 6.13m x 5.37m with wooden floors and open plan layout, two feature velux windows, eaves storage

OUTSIDE :

To the front, large extensive driveway with large landscaped areas and mature tree lined borders giving a high degree of privacy. Sun terrace area provides a tranquil area to relax and feature water fountain, separate Home Office to side which is has heating through underfloor heating, electricity and plumbing connected.

Outside tap.

BER DETAILS:

D1

BER Number:

114149834

Energy Performance Indicator:

?? kWh/m²/yr

VIEWING:

By prior appointment.





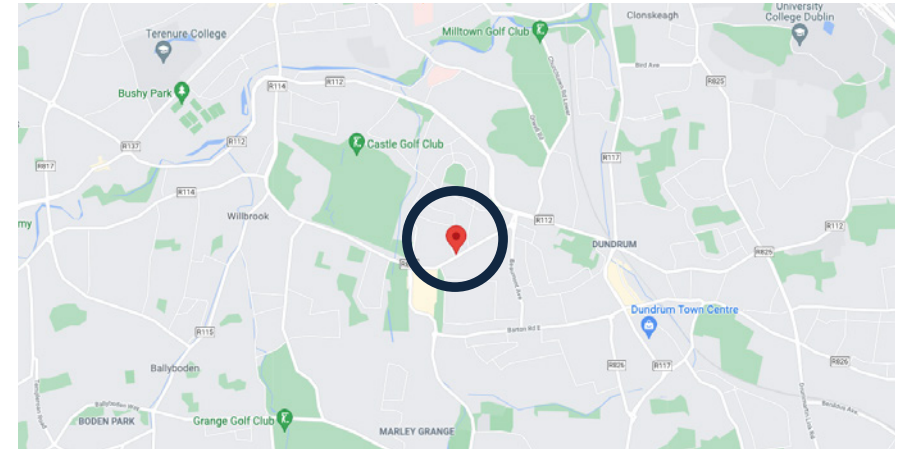
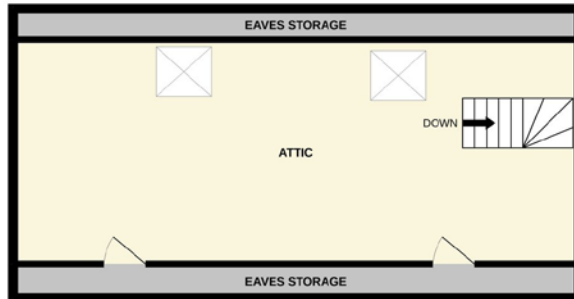
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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