



87 Barton Road East, Dundrum, Dublin 14, D14WY67

Beirne  
& Wise



## 87 Barton Road East, Dundrum, Dublin 14, D14WY67

For Sale By Private Treaty

Well set back off tree lined Barton Road East lies this handsome extended, four bedroom semi-detached home with the much sought after family sized south facing garden. Its current owners have carefully modernized and updated their home with considerable taste and flair, yet it retains all the charm and character of its time (built in 1952) with its high ceilings, picture rails and original tiled fireplaces. The result is a perfect balance of old and new with well-proportioned light filled accommodation. No 87 is presented in excellent and appealing decorative order with a classic contemporary interior with further potential to extend to the rear/integrate the garage (subject to P.P.).

Offering convenience to a family's daily living, Number 87 is well located within walking distance of the LUAS, excellent local shopping in Churchtown, and at the much acclaimed Dundrum Town Centre and its associated leisure facilities. There is a wide selection of primary and secondary schools nearby and the parklands of Marley and St Enda's are just minutes away as is the wonderful Overend Airfield Estate and Meadowbrook Leisure Centre. There is a selection of bus routes to the city, UCD and beyond and the M50 is very accessible.



### Special Features

- Floor area 115 sq. m. (1,238 sq. ft.) approx. • GFCH  
excl. Garage 15.3 sq m 165sq ft approx..
- Updated and extended family home with modern facilities. • Triple glazed PVC windows.
- Full PP for large extension, details on request • Side entrance leading to lovely south facing rear garden.
- Generous off-street parking

### View

Strictly by appointment with the selling agents Beirne & Wise,  
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444









## Accommodation

### PORCH

With sliding door and original front door leading to;

### HALL

Welcoming hall with picture rail, laminate flooring, original staircase with attractive painted balusters and timber hand rail, access to under stairs storage and;

### GUEST WC

With w.h.b and w.c.

### LIVING ROOM

3.78m x 3.63m

Bright and airy overlooking front garden with picture rail, oak flooring and the original "art deco" style tiled fireplace providing a focal point for this comfortable room.

### DINING / FAMILY ROOM

3.92m x 3.78m

Overlooking the rear garden, with oak flooring, with matching fireplace -a great family space, open to;

### KITCHEN

4.15m x 2.82m

Twin windows overlooking rear garden, with oak flooring carried through, with contemporary Shaker style painted floor and wall mounted units, breakfast bar, with built-in gas hob with tiled splash back, concealed extractor unit, built-in double oven, integrated dishwasher, space for fridge / freezer, double bowl sink with swan neck tap. Access via glazed sliding door to;

### UTILITY

2.64m x 1.16m

Plumbed for washing machine and dryer (stackable) with matching Shaker style kitchen fittings and door to rear garden.

### GARAGE

5.63m x 2.72m

With up and over garage door and accessible from rear garden. Great potential to incorporate into the main house (subject to P. P.)

### FIRST FLOOR

#### LANDING

Bright and airy with south facing window, access to Hot Press and attic space.



### BEDROOM ONE

3.93m x 3.70m

This is the principal double room to the rear, with picture rail, original tongued and grooved floorboards, built- in wardrobes on either side of original tiled fireplace.

### BEDROOM TWO

3.70m x 3.63 max.

This is also a double room -to the front, with picture rail, original tongued and grooved floorboards and built -in wardrobes on either side of the fireplace.

### BEDROOM THREE

2.65m x 2.39m

This is a single room overlooking front garden with tongued and grooved flooring, built-in storage press - presently used as a home office.

### BEDROOM FOUR

4.81m x 2.65m

Another double room, with dual aspect with timber flooring.

### BATHROOM

Fully tiled with contemporary suite comprising; corner shower cubicle, w.c., pedestal mounted w.h.b and chrome towel radiator.

### GARDENS

To the front there is a generous gravelled driveway offering good off street parking, which is bordered with perimeter hedging. A side entrance provides access to the much sought after south facing rear garden which is mostly in lawn - perfect for children's play. There are raised planter beds along the boundary walls and shrubs dotted along the perimeter. There is a patio area accessed from the kitchen and a concrete storage / and wc shed. This is a great garden for entertaining for young and old alike with the added bonus of a storage shed converted to your own personal BAR!

### BER

Number: 108524653

Output: 369.23 kWh/m2/yr.















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1ST FLOOR



GROUND FLOOR



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