



32 Landscape Avenue, Churchtown, Dublin 14, D14DE93

Beirne
& Wise



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This is a substantial family home that has been extended to offer a great balance of both bedroom and living accommodation and still offers further potential should one desire. The house was purchased by the owners in 1954 as a traditional three bedroomed semi-detached house. With a growing family an extension was added over the garage to include an extra bedroom and bathroom. The well-proportioned accommodation includes an entrance hallway, living room, sitting room, breakfast room, kitchen with integral garage and a wc on the ground floor. On the first floor there are four bedrooms, three good doubles and a bathroom with separate wc and a second shower room. There is a large attic space also with potential for conversion. The house itself would benefit from updating but has been well maintained by its current owners and is flexible in layout offering great scope to a new buyer.

The floor area is a generous 140 sq. m approx. as it stands including the integral garage. Well positioned on the sunny side of this popular residential road – it takes just a short stroll to confirm the confidence in the area with a superb selection of refurbished, extended and updated family homes. It is a most sought after family friendly residential location.

This confidence is well justified as every possible amenity is nearby; excellent local shopping and coffee shops, within minutes of Churchtown, Rathgar, Nutgrove and not forgetting the Dundrum Town Centre. There is easy access to the M50, the LUAS and a selection of bus routes. There is a choice of well-established primary and secondary schools all nearby not forgetting a range of leisure facilities to include the Castle and Milltown Golf Clubs, Bushy, Marlay and Orwell Parks.



Features

- Extended four bedroom home with integral Garage
- Further potential to extend subject to necessary P.P.
- OFCH and Alarm
- Floor area 140 sq. m. (1,506 sq. ft.) approx. incl. garage
- Private south east facing rear garden
- Good off street parking
- Mains Gas supply

View

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





Accommodation

ENTRANCE HALL

With open porch leading to spacious hall with access to reception rooms and under stairs storage.

SITTING ROOM

3.89m x 3.63m

This is a bright and airy room with a feature tiled fireplace with an original coved ceiling to the front of the house.

LIVING ROOM

4.25m x 3.58m

With a feature marble, original ceiling coving and it has a sliding patio door to the rear patio and garden.

BREAKFAST ROOM

3.8m x 3.01m

This is a large bright room with a picture window overlooking the garden. It has access to the kitchen, covered side passage complete with guest wc, the kitchen and the integral garage. It also has a pantry style press.

KITCHEN

2.34m x 1.78m

This has both wall and floor mounted units with sink, window to the rear garden and it is plumbed for a dishwasher.

SIDE PASSAGE

This provides access to the rear garden, side wc and the garage. The garage has shelving and is plumbed for washing machine and dryer.

FIRST FLOOR

LANDING

With access to all bedrooms, bathrooms and the attic which is well floored and has a pull down ladder and a Velux window, partially converted.

BEDROOM ONE

4.21m x 3.59m

This is a generous double room to the rear with a built in wardrobe and overlooks the rear garden.

BEDROOM TWO

3.63m x 3.6m

This is also a generous double room to the front, with a feature tiled fireplace.

BEDROOM THREE

2.7m x 2.63m

This is a spacious single room overlooking front.

BEDROOM FOUR

5.27m x 2.57m

This is a good double room with fitted presses and overlooks the front.



BATHROOM

This has a bath with part tiled walls and a sink unit. There is a separate wc.

SHOWER ROOM

There is a separate shower room, generous in size with a large walk in shower cubicle with Triton shower and a wc and whb.

GARDEN

The walled front garden provides generous off street parking and has a lawn. The garage provides side access to the sun trap rear garden which is very private and mature. It has a patio arear with a large lawn and some border planting on the side.

BER

Number 113146799

Output 528.15 kWh/m2/yr







