



18 Flemingstown Park, Churchtown, Dublin 14, D14HK24

Beirne  
& Wise



## 18 Flemingstown Park, Churchtown, Dublin 14, D14HK24

### For Sale By Private Treaty

View and appreciate this attractive detached property of approx. 195 sq.m. (2,099sq.ft.) which has been completely remodelled and extended to a high specification under the guidance of the current owners and Paul Joyce Architects. This is a future proofed home with an enviable B3 energy with an ultra-stylish contemporary interior - perfect for modern day family living or indeed for those seeking a more manageable home. No. 18, enjoys an unparalleled sense of seclusion both inside and outside with landscaped front and rear gardens. The accommodation comprises; Entrance hall, living room, open plan kitchen / dining / family area, utility room, bathroom, a double bedroom and an adaptable fourth bedroom / TV room / office. At first floor there are two double bedrooms; the principal bedroom has an adjoining dressing room, and a bathroom completes the picture. There is further potential to expand at first floor level into the existing attic space (subject to P.P.)

No 18, is nestled within Flemingstown Park, a quiet, friendly, cul de sac just off the Lower Churchtown Road. A stroll around the Park will inspire confidence in the area with a superb selection of high-end newly-renovated contemporary homes. There is an enviable range of facilities immediately at hand with excellent local shopping at Churchtown, with the property also being just minutes from Dundrum Town Centre, and close to Rathgar, Milltown and Rathfarnham. The by-pass roads make the M50 highly accessible, while a brief, leafy walk down to the nearby LUAS makes light work of the short commute to the city centre and beyond. Leisure facilities abound with the Overend Airfield Estate, the parklands of Orwell, Dartry and Bushy at hand, not forgetting two of Dublin's most prestigious golf clubs – Milltown and The Castle. There is a comprehensive selection of well-established schools nearby, and UCD Belfield is only a short cycle away.

### Special Features

- Carlton double glazed windows and doors.
- Pressurised water system / zoned heating system.
- Generous off street parking
- GFCH/Alarm.
- Floor Area 195 sq. m. (2,099 sq. ft.) approx.
- Further potential to expand (subject to P.P.)
- Excellent location close to LUAS in much sought after residential cul de sac.

### 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

A paved sandstone area leads to the welcoming entrance hall with oak flooring and access to main reception rooms and the first floor.

### LIVING ROOM

5.51m x 3.50m

To the front, with a dual southerly / westerly aspect, with a solid fuel stove set in a white and black granite fireplace providing a focus for this delightful room.

### KITCHEN/ DINING/ FAMILY AREA

8.26m x 6.61m max. dims.

Dual aspect, with oak flooring throughout, double height pitched ceiling over the kitchen/dining area with recessed down lighters and a series of three roof lights. This is the perfect room for entertaining with a feature 'Landstone' kitchen with an extensive range of floor and wall mounted painted shaker style units with co-ordinating island unit with overhead pendant lighting. There is a built-in double oven with ceramic hob and overhead extractor, integrated dishwasher and fridge/ freezer. There is under stair storage and the living area has a feature gas fire inset with fitted shelving. There is a wall of glass with sliding doors to the rear garden and a door to the family room/bedroom 4.

### TV ROOM / BEDROOM FOUR

5.74m x 3.33m

Overlooking rear garden with dual aspect windows, adaptable, multi-purpose room, presently been used as family room with access to the rear garden and inner hall.

### BEDROOM THREE

4.09m x 3.33m

This is a generous double room to the front with picture window and built-in wardrobe.

### UTILITY ROOM

2.40m x 3.06m

Generous room with door to the side passage, with floor and wall units with provision for a washing machine and dryer, and a second sink unit.

### BATHROOM

Contemporary, well-appointed bathroom with suite comprising of a large walk in double shower with dual drench shower heads, fitted vanity wash hand basin unit, w.c. with recessed cistern, extensive tiling and recessed lighting.

### FIRST FLOOR

### BEDROOM ONE

5.00m x 3.39m

This is the principal bedroom overlooking the rear garden with access to the:

### DRESSING ROOM

3.39m x 3.25m

A generous room with extensive fitted open wardrobes and shelving, and a window to the front.

### BEDROOM TWO

3.57m x 3.50m

A good double room to the rear with a walk in wardrobe.

### BATHROOM

A fine sized contemporary bathroom flooded in natural light. It features a sunken bath, double size walk in shower with dual drench shower heads, w.c., vanity wash hand basin and fitted shelving. There is a chrome heated towel rail, fully tiled floor and partially tiled walls.

### GARDENS

The walled front garden with perimeter hedging and gravelled driveway to the front offers generous off street parking. There is a sandstone paved area adjacent to the entrance with a raised planter bed, and a series of box hedging topiary globes. A gated, wide side entrance leads to secluded rear garden, this is easily maintained with perimeter planting and a large lawn area of artificial grass. There is a full width sandstone patio and it enjoys great privacy.

### BER

BER Number: 101528529

BER Output: 136.50 kWh/m2/yr.









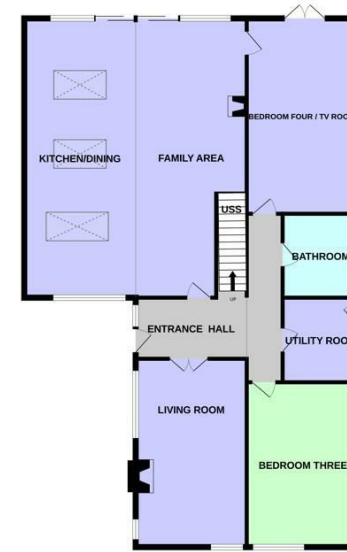




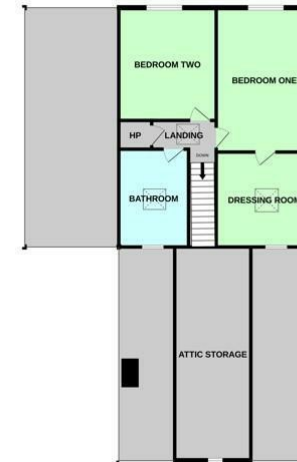


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GROUND FLOOR



1ST FLOOR



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