



4 Roseville Terrace, Dundrum Road, Dublin 14, D14R6C4

Beirne
& Wise



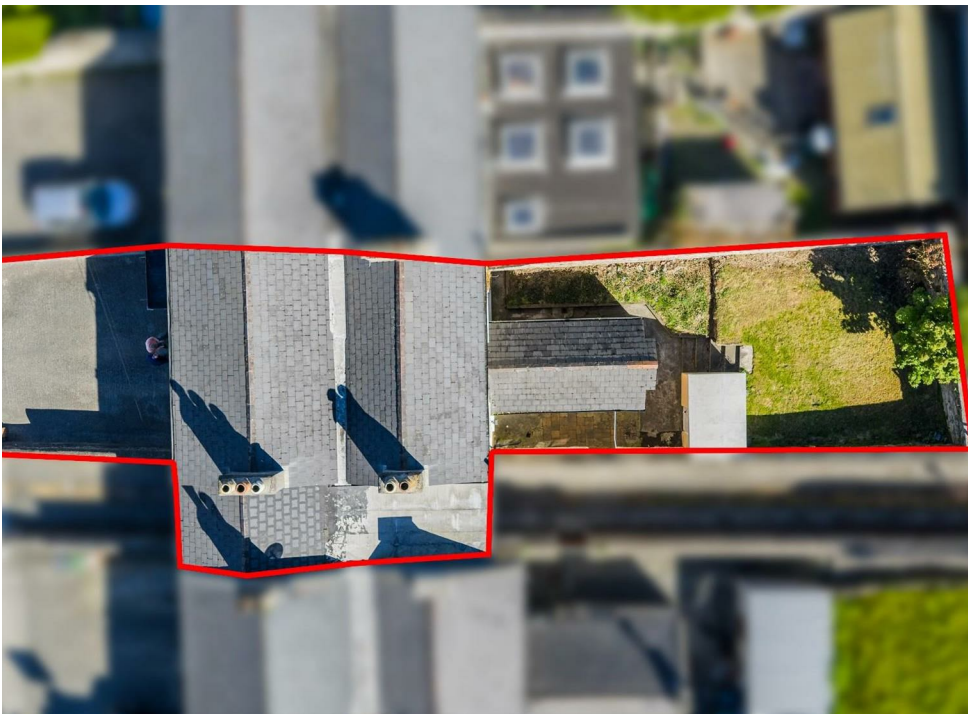
4 Roseville Terrace, Dundrum Road, Dublin 14, D14R6C4

For Sale By Private Treaty

Roseville is a spacious, terraced Victorian property, prominently situated amongst this attractive terrace of period houses. This is a PRE '63 property, currently set in 3 units- Hall flat, Top floor flat and Rear ground floor flat. Originally, most likely, designed as a generous three/four bedroom, two/three reception family home, Roseville is ready and waiting for its new owners to restore to its former glory as a stylish period family home. The footprint remains unchanged, with the principal rooms of generous and elegant proportions and generous ceiling heights, retaining many period features to include marble fireplaces, coved ceilings, panelled doors, timber panelling and window shutters to mention a few. In need of some reconfiguration and modernisation, this handsome bay windowed property has all the ingredients to make this a truly distinctive home within the existing footprint.

Though situated on a busy road there is easy access to good off-street parking, and a right of way laneway provides invaluable access via a side door to the beautifully secluded garden. A quick walk up this "boreen" style lane lined with granite walls - one is immediately transported to a different world - birds singing, away from all the hustle and bustle of suburban village life.

The location is second to none with every conceivable amenity at hand in Dundrum Village, just a stone's throw to both shopping centres and most importantly the LUAS, several cross-city bus routes and the M50 Motorway. Leisure facilities abound including Dundrum Library, Airfield Estate - urban farm, not forgetting the Dodder Linear Park connecting Bushy, Orwell and Dartry Parks. Beyond the immediate amenities, Roseville is convenient to Stillorgan/Sandyford Business Park including the Beacon hospital, Leopardstown racecourse and a selection of parks with the Dublin hills within easy reach. There is a selection of junior and senior schools nearby and within easy reach of UCD Belfield.



Special Features

- Victorian bay windowed house.
- Floor Area 161 sq. m. approx
- Electric heating.
- Many period features intact.
- Side access to secluded rear garden.
- Good 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 granite steps to panelled double front door with fan light providing access to both Hall flat and Top floor flat.

HALL FLAT

LOBBY

With coved ceiling and provides access to all rooms.

BATHROOM

With W.C., W.H.B., and bath with electric shower unit.

LIVING ROOM

5.07m x 4.37m plus bay

Beautifully proportioned room, to the front - full of natural light with a large bay window complete with original shutters. The original cornicing remains with a beautiful ornate centre rose. A white marble period fireplace provides a focus for this lovely room.

KITCHEN

3.67m x 2.14m

Facing the yard in the rear garden with original window shutters, floor, and wall mounted kitchen units with stainless steel sink with tiled splash back. It is plumbed for a washing machine.

TOP FLOOR FLAT

LANDING

A sweeping staircase with decorated newel posts and stair spindles typical of its era leads to an impressively spacious landing with large window to the front with access to attic space.

LIVING ROOM

5.02m x 4.01m

Similar to front room below - may have been a bedroom or a reception room in its former life again with an attractive marble fireplace with horseshoe shaped insert and wall lighting points.

BEDROOM

3.75m x 3.33m

Overlooking rear garden - a double room with built-in wardrobe and open shelving.

BATHROOM

Spacious room with bath with electric shower unit, pedestal mounted W.H.B. with overhead mirrored cabinet, W.C., and access to hot press and attic space.

KITCHEN

4.61m x 2.73m

Overlooking rear garden with a selection of floor and wall mounted units, open shelving, a stainless-steel sink, plumbed for a washing machine and space for dryer and fridge/ freezer unit.

BEDROOM

4.14m x 2.73m

To the front of the property accessed from the kitchen, this is a double room with original recessed storage unit with timber sheeted door.



GROUND FLOOR FLAT

HALL

Accessed from rear garden side door off the lane with side window.

LIVING ROOM

3.90m X 3.69m

Overlooking rear garden with an open fireplace and recessed shelving, which may have been a door to the front living room in the Hall flat.

W.C.

With W.C., W.H.B., and water heater.

KITCHEN

3.14m x 2.64m

With timber wall and floor mounted units, stainless steel sink and larder style press.

OUTSIDE

To the front there is good off street parking and a raised flower bed in front of the bay window.

To the side a right of way laneway, which provides access to the rear garden (6.15 m wide x 15.0 m long) via a granite arched doorway to the yard/ patio area, with access to the flat. Steps lead to the raised garden, which is just an oasis of peace and tranquillity, with a generous lawn area, surrounded by old granite walls. Due to the garden elevation, it benefits from sun at all times of the day. There is also a purpose-built garden shed.

HALL FLAT

BER: D1

Number: 105243026

Output: 255.54 kWh/m2/yr.

TOP FLOOR FLAT

BER : G

Number: 105243026

Output: 523.35 kWh/m2/yr.

GROUND FLOOR FLAT

BER: G

Number: 105242549

Output: 657.76 kWh/m2/yr.









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