



53 Braemor Road, Churchtown, Dublin 14 D14K039

Beirne  
& Wise

## For Sale By Private Treaty

Set back off tree lined Braemor Road lies this appealing four bedroom semi-detached home with a well-proportioned and flexible interior with the benefit of a large sunny westerly rear garden. This extended home has a solidness that is difficult to find in modern homes.

This property has all the makings of a good family home with further potential to extend should one desire. The accommodation briefly comprises; Entrance Hall, Two interconnecting Reception Rooms, Breakfast room opening to Kitchen area with access to the converted Garage which provides an additional Living area as well as a Utility Room, Shower Room and WC. At First Floor level there are four Bedrooms with a Shower Room and separate wc with potential to build over the converted garage or indeed convert the attic, subject to planning.

The location needs little introduction, with an enviable range of facilities at hand; excellent local shopping, within minutes of Dundrum Town Centre, Rathgar and Terenure and all their associated amenities. The M50 is easily accessible while the LUAS is within walking distance. A variety of premier junior and senior schools are within an easy commute. The Castle and Milltown golf clubs are nearby as well as are a selection of parks to include Bushy, Dartry and Marlay Parks.

### Special Features

- Spacious 4 Bedroom home with converted Garage
- Wonderful 36 m long (approx.) west facing rear garden
- Further potential to extend subject to necessary P.P.
- Generous off-street parking
- Floor area 151 sq. m. (1,625 sq. ft.) approx.
- GFCH



### Accommodation

#### ENTRANCE HALL

With storm porch and tiled flooring with extra spacious Hall with Guest wc.

#### DINING ROOM

4.30m x 3.55m

This is a bright and airy room with original timber flooring and tiled fireplace with coal effect gas fire proving a focal point for this comfortable room, interconnects via sliding doors to;

#### LIVING ROOM

4.61m x 3.55m

With large sliding patio door taking full advantage of the wonderful garden views- a well-proportioned room again with timber flooring and original fireplace with coal effect gas fire.

#### BREAKFAST ROOM

3.36m x 2.73m

Double glass panelled doors lead from the hall to this room with timber flooring and feature arch to;

#### KITCHEN

2.56m x 2.55m

Fitted with an array of timber wall and floor mounted units with built in ceramic hob, extractor, oven and is plumbed for a dishwasher and there is access to rear garden and patio.



#### UTILITY ROOM

3.41m x 2.56m

With built in presses, sink unit with overhead skylight and is plumbed for a washing machine.

#### SHOWER ROOM

Walled tiling with shower cubicle with electric shower with adjoining separate WC.

#### FAMILY ROOM

5.15m x 2.56m

With laminate timber flooring and access from the front garden.

#### FIRST FLOOR

##### LANDING

With access to Hot Press and Attic space

##### BEDROOM ONE

4.24m x 3.26m

This is a generous double room to the rear with original timber flooring, built in press -housing GFCH boiler and dressing table.

##### BEDROOM TWO

4.55m x 3.58m

This is also a generous double room to the front, with timber flooring.

##### BEDROOM THREE

2.77m x 2.41m

This is a spacious single room with original timber flooring overlooking the front garden,

##### BEDROOM FOUR

3.10m x 1.91m

Another single room to the rear.

#### SHOWER ROOM

Fully tiled with shower cubicle with electric shower unit and pedestal whb. There is a separate WC.

#### GARDEN

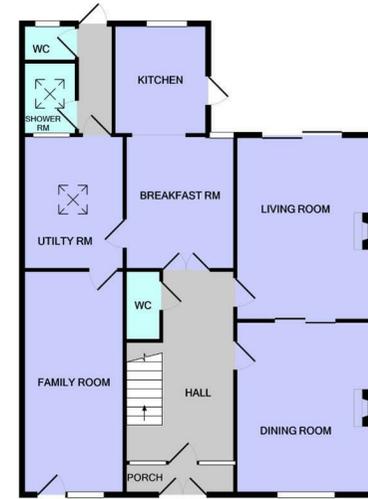
The walled front garden provides off street parking for several cars on a tarmac driveway, which is bordered by mature hedging and climbing creepers. The delightful west facing rear garden 36 m long (120 ft.) is in lawn with an abundance of shrubs and trees providing year round interest along its perimeters. There is a sheltered patio area accessed from the Living Room and Kitchen the perfect spot for soaking up the sun.

#### BER

Number: 112939582

Output: 377.89 kWh/m<sup>2</sup>/yr.





GROUND FLOOR



1ST FLOOR

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