



46 Lower Churchtown Road, Churchtown, Dublin 14, D14ET38

Beirne
& Wise

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For Sale By Private Treaty

View and appreciate this charming 1920's two storey dwelling which has been sympathetically extended and upgraded making this a most appealing residence, with delightful front and secluded rear gardens. Facing Milltown Golf Club with fairway views at first floor level, this family home combines much of the original period charm including original timber flooring, high ceilings, picture rails and exposed brickwork with excellent modern design – a winning combination.

The architect's brief was to maximise natural light and utilise all the available space, an objective clearly achieved. The sensitively designed, two storey extension to the rear compliments the existing dwelling with a spacious kitchen/breakfast/family area extending the width of the property and at first floor a wonderful principal bedroom with adjoining dressing area and ensuite which makes this a thoroughly contemporary family friendly home with a terrific balance of living and bedroom accommodation. There is great attention to detail and more than a touch of imagination in marrying the old with the new which are the key elements of this successful transformation. Viewing is highly recommended to appreciate all this home has to offer.

The location needs little introduction, with an enviable range of amenities at hand. There is excellent shopping at Churchtown and Milltown not forgetting all the leisure facilities at Dundrum Town Centre. The LUAS is just a stone's throw away and provides swift access to St. Stephens Green via Ranelagh making this a highly desirable location. No 46 is just minutes from a selection of reputable junior and senior schools such as Alexandra College, Gonzaga, Mount Anville and UCD is an easy cycle away partially along the grassy Dodder Linear Park. Enjoy the walks along the river connecting Orwell and Dartry Parks all the way to Clonskeagh Bridge and beyond.

Special Features

- Charming architecturally remodelled and extended family home.
- Ensuite with principal bedroom
- Generous off street parking.
- GFCH / Alarm
- Stunning kitchen, breakfast/ family room
- Secluded rear garden 23m (75 ft.) long approx.
- Convenient location adjacent to LUAS.
- Floor area 123 sq. m. (1,324 sq. ft.) approx.

View

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







Accommodation

HALL

Welcoming hall with full height window, recessed down lighters and attractive porcelain floor tiling. Access to;

GUEST WC

With w.c. and w.h.b. with porcelain floor tiling.

LIVING ROOM

4.22m x 3.29m

To the front with an extra wide open fireplace with cast iron inset, timber surround and a brass canopy provides a focal point for this comfortable room. The floors are the original polished boards and there are picture rails and recessed down lighters. There are fitted cabinets and high level shelving on either side of chimney breast. Feature arch open to;

DINING ROOM

4.22m x 3.07m

Perfect for entertaining with original polished timber flooring, built-in cabinet, recessed down lighters and picture rails. There are two double hinged doors that lead to;

BREAKFAST ROOM/ FAMILY ROOM

3.51m x 3.26m

Extended space - perfect for modern day family living with double folding glass doors leading to the sheltered patio area. Recently re decorated, there are porcelain floor tiling and recessed down lighters and a striking plate glass breakfast bar countertop separates the kitchen area and there is also a built-in gas fire.

KITCHEN

6.10m x 2.34m

Again recently redecorated with high pitched ceiling with three skylights, recessed down lighters, porcelain tiling, fitted with an array of modern floor and wall mounted units, display cabinet, with granite worktops and a tiled splashback. There is a 5-ring gas hob with stainless steel overhead extractor, built-in oven and microwave, an integrated dishwasher and space for a washing machine, dryer and a large American style Fridge / Freezer. French doors lead to the sheltered garden.



FIRST FLOOR

LANDING

With access to Hot Press and attic space.

BEDROOM ONE

6.90m x 2.80m max. (22'7" x 9'2" max.)

Part of the two storey extension, this is the principal bedroom with accordion doors overlooking rear garden. There are extensive built-in wardrobes and access to;

ENSUITE

Superbly appointed with glass plated sliding door with suite comprising w.c., vanity w.h.b. with low level cabinets, large tiled shower tray with power shower, mirrors and marble flooring tiling.

BEDROOM TWO

3.70m x 3.34m

To the front overlooking Milltown Golf Club, a double sized room with built-in Shaker style wardrobes on either side of chimney breast, recessed down lighters and original picture rails.

BEDROOM THREE

3.34m x 2.32m

To the front, this is a spacious single room with Shaker style built-in wardrobes.

BATHROOM

With suite comprising; w.c., w.h.b., bath with electric shower unit, timber wainscoting, recessed down lighters and polished timber flooring.

GARDENS

The walled and gated front garden has a gravelled driveway offering generous off street parking. There is perimeter hedging on boundary walls and a sandstone paved area leads to front door with well stocked flower beds on both sides. The rear garden 23m long approx. is truly delightful and very secluded with two sandstone patio areas ensuring enjoyment of the morning and evening sun. There is a side pathway running alongside the planter bed filled with a selection of climbing plants and flowering shrubs providing year round interest. There is also a garden shed.

BER

Number : 106200504

Output : 276.49 kWh/m²/yr.





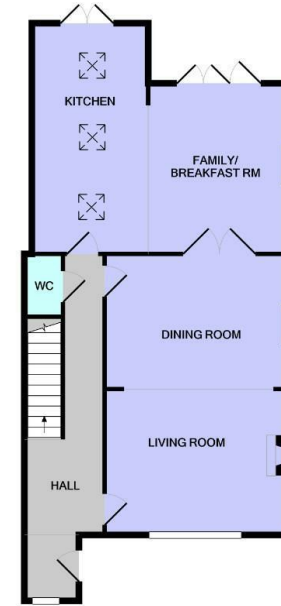




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1ST FLOOR



GROUND FLOOR

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