



118 Lower Churchtown Road, Churchtown, Dublin  
14. D14A2P2

Beirne  
& Wise



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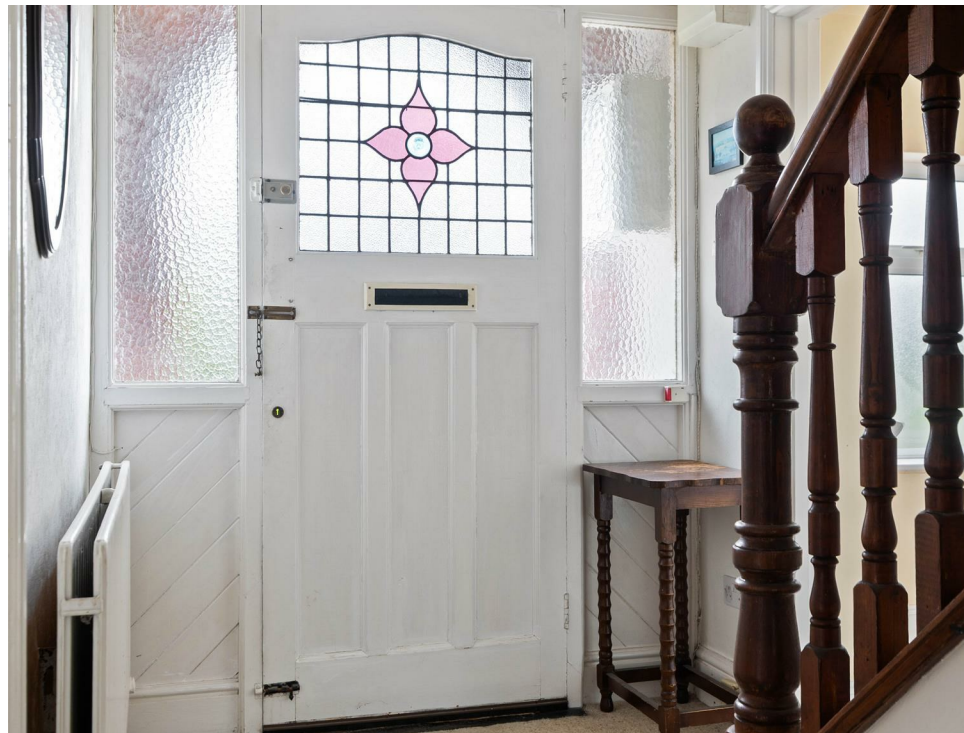
### For Sale By Private Treaty

A most charming 1930s residence, ideally positioned on Lower Churchtown Road, offering elegant proportions and a wealth of original period detail throughout. This delightful home has been lovingly maintained, retaining its inherent character boasting hallmarks of the era including high ceilings, picture rails, and original fireplaces.

Well-balanced accommodation the property comprises a welcoming entrance hall, interconnecting living and dining rooms and a kitchen to the rear overlooking the garden. To the front, the original garage has been partially converted to incorporate a convenient shower room while useful storage space has been retained to the rear. Upstairs, there are three well-proportioned bedrooms and a family bathroom. A staircase leads to the attic level, providing additional storage and further potential.

A standout feature of this home is the exceptional rear garden. Extending to approximately 21.8 metres (c. 70 ft) in length and enjoying a desirable south-westerly aspect, it offers a high degree of privacy and a wonderful sense of seclusion. Beautifully planted with a rich variety of mature trees and shrubs it is a gardener's haven. The generous size also provides excellent scope to extend (sub to pp)

Lower Churchtown Road is a highly convenient and well-established residential address, offering an excellent balance of suburban tranquillity and city accessibility. A short stroll leads to Rathgar or Churchtown with an excellent selection of cafés, shops, and everyday amenities, while Dundrum Town Centre provides an extensive range of retail, dining, and leisure options. Transport links are superb with the Luas Green Line on the doorstep at Windy Arbour offering swift access to the city centre, complemented by regular Dublin Bus services and easy access to the M50. The area is also renowned for its excellent choice of schools, including De La Salle College Churchtown, The High School Rathgar and Alexandra College.



### Special Features

- Close to LUAS and Milltown Golf Club
- Potential to extend (STPP)
- Floor area 97 sq. m. approx. including a partially converted garage
- GFCH
- Attractive 1930's family home with period detail
- Delightful west facing rear garden 21.8 metres (c. 70 ft) in length
- Lovely aspects to both front and rear with open vistas

### View

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





## Accommodation

### HALL

An open porch leads to the welcoming hallway with an attractive panelled front door with original stained-glass panel, original staircase, ceiling cornicing, picture rail, and panelled internal doors. Access to under stairs storage.

### LIVING ROOM

4.0m x 3.8m

Elegant bay windowed reception room with coved ceiling, picture rail, and a feature period timber surround / tiled inset fireplace. Sliding doors interconnect to;

### DINING ROOM

4.07m x 3.80m

A light filled room with picture window overlooking the rear garden, with coved ceiling, picture rail, and open period timber fireplace.

### KITCHEN/BREAKFAST ROOM

3.9m x 2.7m

With wall and floor mounted units with tiled flooring, plumbing provided for a dishwasher and washing machine, and a gas cooker. A door opens out to the rear garden.

### SHOWER ROOM

With walk in shower, w.c., and w.h.b.

### FIRST FLOOR

The original staircase with open balustrades leads to the first floor.

### LANDING

Bright and airy with side window and access to all rooms.

### BEDROOM ONE

4.5m x 3.7m

A generous double room with bay window with a lovely open aspect to the front, with original tiled fireplace, and fitted wardrobes.

### BEDROOM TWO

3.7m x 3.3m

This is a spacious double room overlooking the rear garden, with original tiled fireplace, and stairs to the attic conversion.

### BEDROOM THREE

2.6m x 2.1m

A single room to front with original floorboards.



#### BATHROOM

With partial wall tiling and original floorboards, a bath, w.h.b., and w.c.

#### ATTIC

3.4m x 3.4m

Converted, ideal for a range of uses, with storage in the eaves.

#### STOREROOM

2.67m x 2.02

Originally part of the garage, it houses the boiler and it is accessed from the rear garden.

#### GARDENS

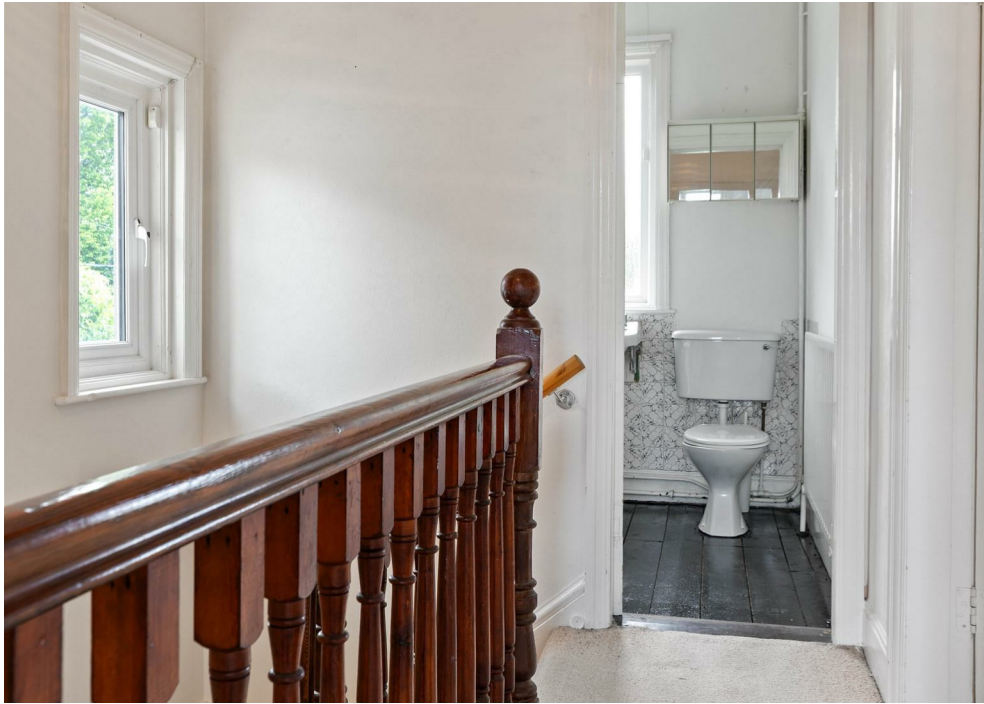
The gardens are exceptional; the front is walled with perimeter hedging and provides generous off-street parking. The rear is a delightful, mature secluded west facing rear garden (22m). The walled rear garden is a heavenly oasis of calm with an extensive lawn area bordered by perimeter hedging, trees, and shrubs. There is a purpose-built concrete shed . Enjoying great privacy this garden will have sun all day, and the potential to extend without compromising the garden is evident to see.

#### BER

Number 119275113

Output 317.22 kWh/m<sup>2</sup>/yr.

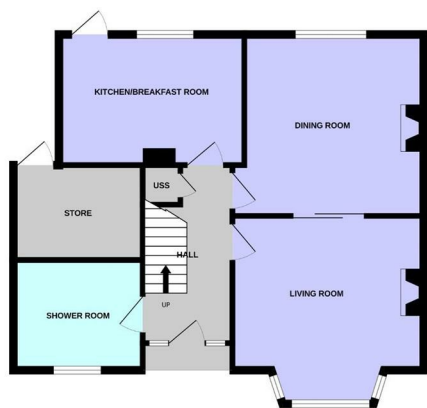




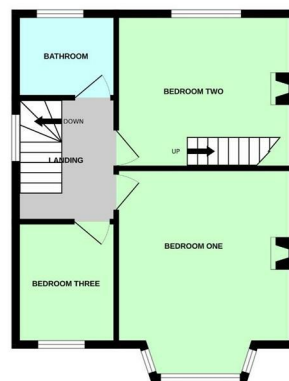




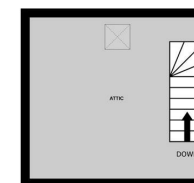
GROUND FLOOR



1ST FLOOR



ATTIC LEVEL



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Fields Corner, Upper Churchtown Road,  
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t: 01 296 2444  
e: info@beirnewise.ie  
www.beirnewise.ie