



12 Finsbury Green, Churchtown, Dublin 14. D14TV72

Beirne
& Wise



No. 12 Finsbury Green is a smart, end of terrace, townhouse located in this small gated development off the Upper Churchtown Road. The development is adjacent to Finsbury Park with large open green areas and it provides a shortcut to Dundrum. No. 12 Finsbury Green has been well maintained throughout and features accommodation extending to 79sq.m approximately; it comprises an entrance hall, guest W.C., living room and a kitchen/breakfast room downstairs. Upstairs there are three bedrooms (one en-suite), and a family bathroom. This fine home offers the discerning purchaser the opportunity to purchase a property in Churchtown; an increasingly sought after location.

Finsbury Green is within easy access of a range of shopping, social and educational facilities. It is within walking distance of the LUAS in Dundrum and Windy Arbour, SuperValu in Churchtown, Dundrum Main Street and Town Centre. There are a range of national schools in the area, these include Gaelscoil na Fuinseoige, Ballinteer Educate Together, Ardtona House, Wesley College, De La Salle College and Mount Anville to mention but a few. Dodder Park, Bushy Park, and Milltown Gold Club are within easy access in addition to the N11 and UCD.

Features

- Superb location in Churchtown
- Private rear garden
- GFCH
- Small gated development
- Walking distance of Luas, Dundrum Main Street and Town Centre

Accommodation

HALL

5.07m x 1.84m
With wooden floor

KITCHEN

5.08m x 2.35m
Located to the front aspect with a large picture window. It features recessed lights, a tiled floor, and a range of wood wall and floor cabinets with tiled splashback, incorporating an integrated oven, hob, dishwasher, and a fridge freezer. There is an extractor fan, and the gas boiler is housed in this room

LIVING ROOM

4.26m x 4.11m
A large room with recessed lights and wood flooring, it features a fireplace with wood surround, granite inset and hearth with a gas fire unit. Glass paned double doors overlook and provide access to the rear garden

GUEST WC

With tiled floor, w.c., w.h.b., and a wall mirror

UPSTAIRS

A staircase leads to the bedroom accommodation

LANDING

The hot press is located on the landing and there is access to the attic





BEDROOM ONE

3.94m x 2.64m

A large double bedroom overlooking the rear garden, with fitted wardrobes and an en-suite

ENSUITE

This is fully tiled with w.c., w.h.b. and a walk in tiled shower cubicle

BEDROOM TWO

3.83m x 1.97m

A double bedroom to the front aspect with fitted wardrobe

BEDROOM THREE

3.50m x 2.26m

A single bedroom to the front aspect with fitted wardrobe

BATHROOM

2.39m x 1.56m

With tiled floor, w.c., w.h.b., a bath with tiled surround and telephone shower attachment

OUTSIDE

There is a communal green area with mature trees in the development. There is paved off street parking to the front of the property; one designated parking space and visitor parking. A side entrance leads to the rear garden (L11m), this is laid out in lawn with a paved patio, and there is a garden shed

MANAGEMENT COMPANY

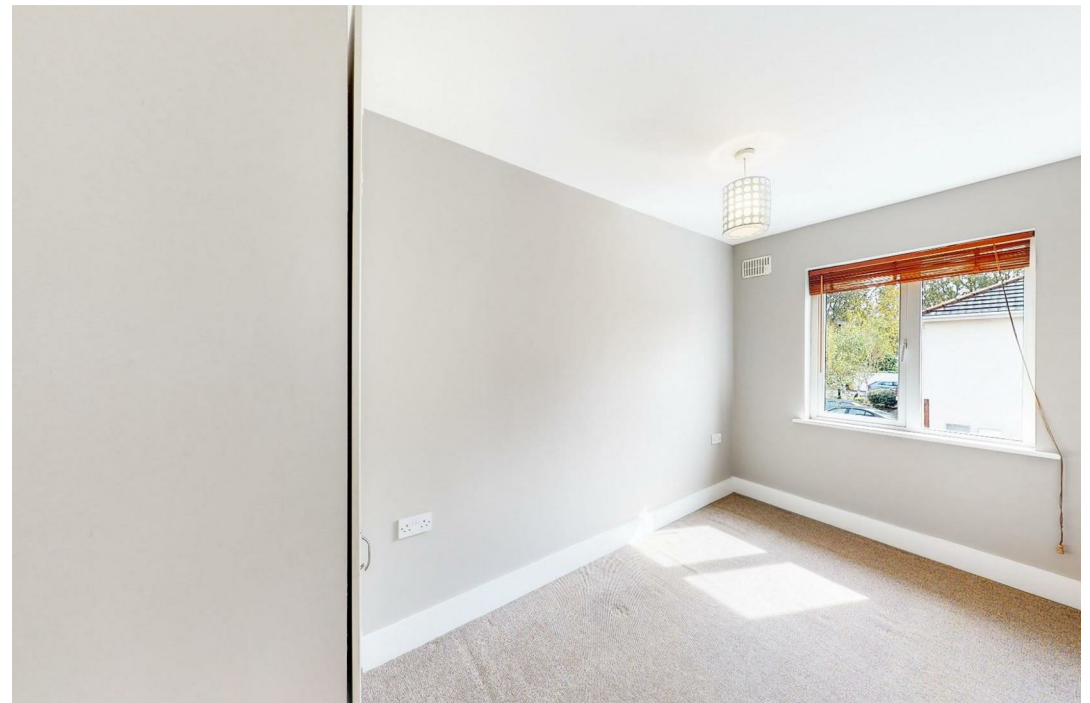
Cuala Property Management

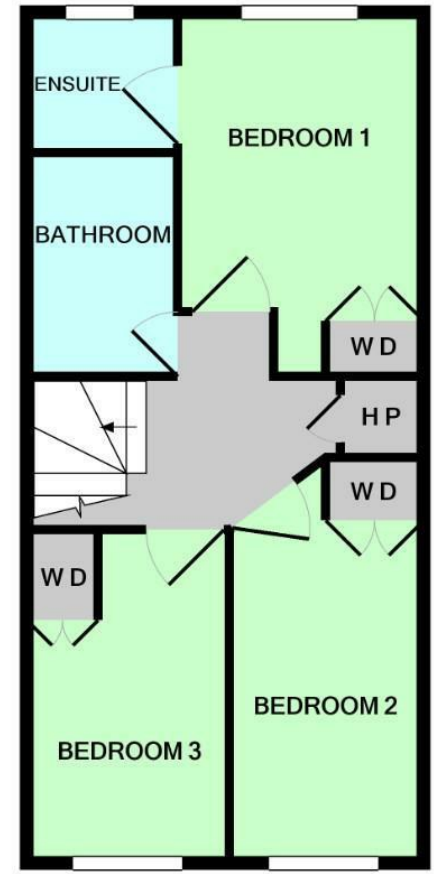
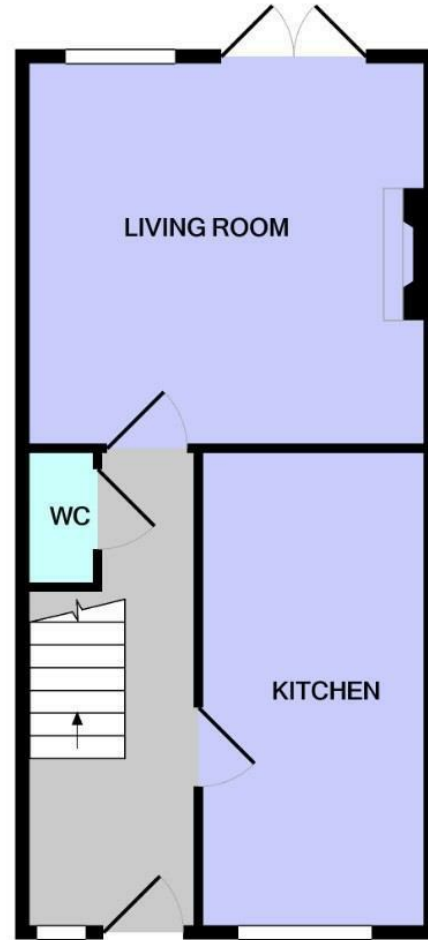
Service Charge: currently €763 per annum

BER

BER No: 107495491

Output: 219 kWh/m²/yr





Beirne & Wise

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