



Bella Vista, Upper Churchtown Road, Dublin 14, D14CF82

Beirne
& Wise



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This is a most attractive bay windowed, end of terrace period property of immense charm and character, set back from the road with a walled and gated front garden offering off street parking, on this much sought after residential road within a stroll of the LUAS.

Built circa 1880, Bella Vista retains many of its period details with curved lintels over the upstairs windows and a fanlight over the front door with much of its interior features intact with plaster cornicing, centre roses, picture and dado rails, panelled doors, detailed architraves and four of its original Victorian fireplaces in situ.

In more recent times this property has been home to a dental practice at ground floor level and a three bedroomed apartment at first floor level. However Bella Vista is now ready and waiting for its new owners to reinstate it to the gracious residential dwelling it once was. (Planning permission granted 16th February 2023 Ref. D22A/0879.) Internally the bright and airy rooms of elegant proportions with high ceilings are intact and could with ease be converted back as originally intended to provide the following accommodation; Hall, two reception rooms, kitchen/ breakfast room, utility room, and a guest wc at ground floor level and at first floor level; there is great flexibility to provide either four bedrooms with a study/ fifth bedroom and family bathroom or three bedrooms and an elegant reception room stretching the width of the property (as mostly likely intended)- looking towards the mountains – the choice is yours.

The location is one of great convenience – within a stroll of the much acclaimed LUAS at Dundrum providing speedy access to the city centre and beyond. There is an enviable range of facilities at hand with excellent local shopping at Churchtown, and the property being minutes from Dundrum Town Centre and close to Clonskeagh Rathgar, Milltown and Rathfarnham.



Special Features

- Floor Area 143 sq. m. approx.
- Victorian property retaining many original features.
- Excellent location adjacent to a range of amenities.
- Minutes walk to LUAS.
- Off street parking with secluded patio rear garden.
- GFCH

View

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





Accommodation

HALL

Beautifully proportioned hall with panelled front door with overhead fanlight, coved ceiling, picture and dado rails, internal plaster arch with detailed corbels, internal panelled doors with access to all rooms. Access to under stairs storage and patio rear garden.

RECEPTION ONE

4.75m x 3.67m (plus bay)

Spacious reception room taking full advantage of its southerly aspect with bay window with a feature marble fireplace with cast iron and tiled inset.

RECEPTION TWO

4.10m x 3.67m

Another spacious room overlooking patio garden with original picture rails. (Previously used as dental surgery with floor mounted storage units with sink).

GUEST WC

Modern fully tiled, with W.C and W.H.B and plumbed for a shower.

KITCHEN

4.59m x 2.92m

With recessed down lighters with ample space for fitted kitchen units and eating area. (Previously used for dental surgery with a selection of wall mounted storage units and sink.)

UTILITY ROOM

2.91m x 2.54m

With access to patio garden used as dental storage/ prep area with built-in storage units with stainless steel counter tops with sink. The GFCH boiler is located here.

HALF LANDING

Original staircase with mahogany handrail leads to bright half landing with high level window and access to first floor return.

BATHROOM

Partially tiled, with suite comprising; bath with screen and electric shower unit, pedestal style whb with overhead mirror and w.c.

BEDROOM FOUR

3.10m x 2.95m

To the rear as single room with original cast iron fireplace.

BEDROOM FIVE/STUDY

2.16m x 2.91m

Another single bedroom again with cast iron fireplace, whb and access to hot press.



LANDING

Spacious landing with original centre ceiling rose.

BEDROOM ONE

4.24m x 3.69m

With original cast iron fireplace, overlooking rear of property a good sized double bedroom (was used as kitchen /dining area on first floor apartment with floor and wall mounted kitchen units with built-in oven hob, sink and high level double oven.) Double doors to;

BEDROOM TWO/ THREE

4.76m x 2.89m + 4.76m x 2.28m

With original fireplace similar to front reception room, with ceiling centre rose, corncing, picture rails overlooking the front garden. Very flexible rooms- (was used as a living space and bedroom for the first floor apartment, but would make the most fabulous living room stretching the full width of the property as most likely the original intention.)

GARDEN

The walled and gated front garden offers off street parking with perimeter flower beds with Victorian style rope edging. The sheltered and easily maintained rear walled patio garden is 2.78m wide x 8.50m long approx.

BER

BER Number: 116485491

BER Output: 543.84 kWh/m2/yr.

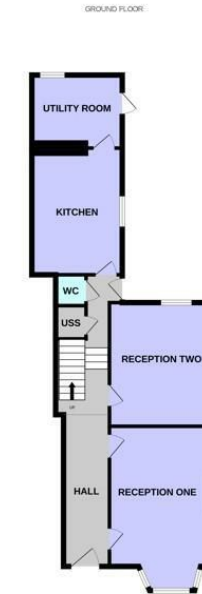








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Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie