



68 Weston Road, Churchtown, Dublin 14, D14C795

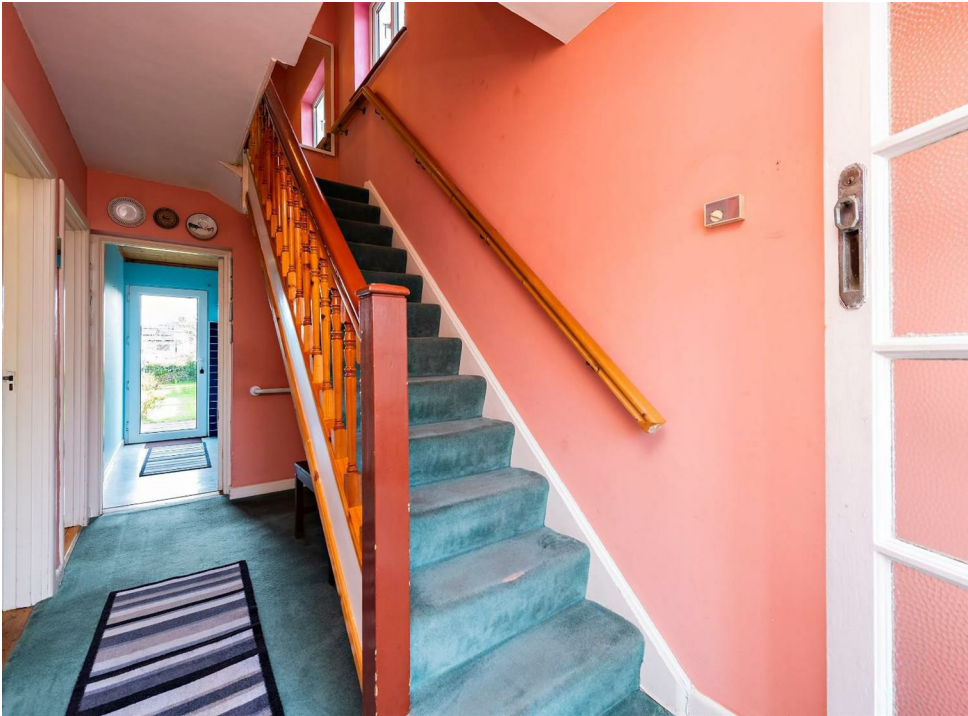
Beirne
& Wise

68 Weston Road, Churchtown, Dublin 14, D14C795

For Sale By Private Treaty

View and appreciate this fine semi-detached home, well positioned on this leafy and much sought after residential road in Churchtown. With a wonderful 45 m long (150 ft.) approx. rear garden, this family home will appeal to many. Well maintained over the years, No 68 will benefit from some modernisation to suit today's family living, with lots of further potential, should one desire to extend to the rear without compromising the garden or indeed to convert the garage and/or extend over (Subject to P.P.)

The convenience of this location cannot be overstated, number 68 is within walking distance of the LUAS, excellent local shopping at Churchtown and Dundrum Villages as well as the much acclaimed Dundrum Town Centre and its associated leisure facilities. There is a wide selection of primary and secondary schools within easy reach and Marlay, St Enda's and Bushy Park are just minutes away as is the wonderful Airfield Estate. The M50 is very accessible and there is a regular bus service to Dublin Airport and a choice of bus routes offering access to the city centre, UCD and beyond.



Special Features

- Gated side entrance leads to family sized 45 m long rear garden
- Tremendous potential to extend (Subject to P.P.)
- Double glazed windows and doors
- Within walking distance of LUAS
- Integral Garage/ Utility with potential
- Floor area 105 sq. m. (1,130 sq. ft.) approx. including integral Garage /Utility
- 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

With double glazed Porch leading to welcoming hall with open under stairs area and access to integral Garage/Utility.

DINING ROOM

3.65m x 3.42m

This is a bright spacious room to the front with tiled fireplace complete with coal effect gas fire and shelving.

LIVING ROOM

4.04m x 3.65m

To the rear with polished oak flooring and a tiled fireplace fitted with an enclosed gas fire providing a focal point for this comfortable room.

KITCHEN/BREAKFAST ROOM

4.36m x 2.89m

With modern built-in floor and wall mounted units with tiled splash back, cooker extractor, plumbed for dishwasher and space to dine. Access to rear garden and patio.

GARAGE/UTILITY

4.95m x 2.44m

Accessed from Hall and door from front garden offering lots of potential to convert. (Subject to P. P.) There is a wc and the GFCH boiler is located here. Plumbing is provided for a washing machine in the main garage area.

FIRST FLOOR

LANDING

With side window and access to the attic space.

BEDROOM ONE

4.04m x 3.57m

Overlooking the rear garden, this is the principal bedroom room with laminate flooring with built-in wardrobes, dressing table and open shelving.

BEDROOM TWO

3.45m x 3.00m

This is another double room to the front with a built in wardrobe.

BEDROOM THREE

2.43m x 2.42m

This is a single room to the front.

SHOWER ROOM

Spacious, fully tiled with suite comprising shower cubicle with electric shower unit, wc and whb. The Hot Press is also located here.



GARDENS

The walled front garden is traditional in layout with driveway and lawn area with hedging to the front with a wonderful specimen magnolia tree. A side entrance leads to the rear garden - 45 m long (150 ft.) approx. -this is a real family garden with extensive lawn area bordered by hedging and a selection of trees and shrubs. There is a generous patio area and timber garden shed.

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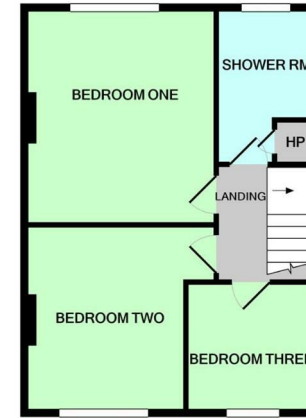
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Output: 325.61 kWh/m²/yr.

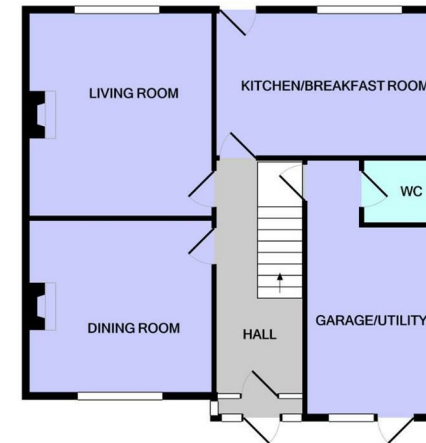








1ST FLOOR



GROUND FLOOR

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