



39 Finsbury Park, Churchtown, Dublin 14 D14K5T9

Beirne  
& Wise





## 39 Finsbury Park, Churchtown, Dublin 14 D14K5T9

For Sale By Private Treaty

No 39 Finsbury Park is a smart, detached home of 215 sq. approx. (incl. attic conversion) well positioned, in this mature cul de sac, leading to a leafy open green. This superbly presented and upgraded five bedroom home comes with a contemporary extension to the rear, takes full advantage of its wonderful south westerly aspect. This is the perfect home for a growing family with well-proportioned, light filled accommodation comprising; Porch, hall, guest w.c./cloakroom, family/playroom, living /dining room, sunroom and kitchen/ breakfast room, five bedrooms, one ensuite, bathroom and a flexible attic conversion completes the picture.

Finsbury Park is highly regarded residential development, well located just off the Upper Churchtown Road. The location of No. 39 simply could not be better, enjoying a highly convenient position within easy reach of local shopping in Churchtown and just a gentle stroll through an open green to Dundrum Village and the much acclaimed Town Centre.

The area enjoys excellent transport links with the Luas at Dundrum, several bus routes operating along the Upper Churchtown Road as well as the M50 just minutes away. There are numerous junior and senior schools in the locality, including a Gaelscoil, Taney National School, Mount Anville, The High School, St Mary's Rathmines to mention a few. Leisure facilities are plentiful with walks and cycle lanes along the river Dodder, parks and golf clubs nearby.



### Special Features

- Extended family home, presented in excellent order.
- Five bedrooms -one with En-suite.
- Attic conversion.
- Floor area 180 sq. m. plus attic conversion of 35 sq. m approx.
- Stunning architect designed Sunroom.
- Modern kitchen and bathrooms.
- Landscaped easily maintained front and rear gardens with generous off street parking.
- Zoned GFCH system & Alarm.

### View

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









## Accommodation

### PORCH

Spacious, light filled porch with low level windows and tiled flooring. Access to;

### HALL

This is a welcoming entrance with panelled front door with leaded glazed side panels, attractive beech panelled doors and skirting boards throughout and radiator cabinet.

### FAMILY ROOM / PLAYROOM

5.18m x 2.75m

### GUEST WC / CLOAKROOM

Well appointed, with porcelain floor tiling, concealed cistern w.c., pedestal w.h.b., cloaks area with built-in storage unit and open shelving.

### LIVING / DINING ROOM

8.70m x 3.54m

A perfect room for entertaining – dual aspect extending the full depth of the original house – a stunning room with picture window to the front, with porcelain floor tiling, radiator cabinets, recessed down lighters, pendant lighting points and contemporary fire mantel with modern built-in solid fuel stove. Pocket sliding doors interconnect to the;

### SUNROOM

4.43m x 3.81m

This high end project was designed by Kimberley Masuda - a wonderful example of bespoke contemporary architecture. Concertino doors from the living/dining area and a parallel roof light links the old with the new. This is a calm and relaxing space, superbly detailed in every way with clever concealed storage, mellow timber panelling, timber effect tiled flooring, remote controlled blinds and full height glazed sliding doors opening out to the patio.

### KITCHEN / BREAKFAST ROOM

4.88m x 3.75m

Overlooking the rear garden, with porcelain tiling and recessed down lighters. This is custom built kitchen with a Shaker style beech floor and wall mounted units with polished granite work tops, incorporating a pantry/ larder unit, display cabinet, wine rack and a central island unit with breakfast bar. There is plumbing for both a dishwasher and washing machine. There is a stainless steel extractor unit over the Range master cooker complete with granite splashback. There is access to a side entrance and to the boiler house with also has space for a tumble drier.

### FIRST FLOOR

#### LANDING

Spacious landing with attractive stair case with access to a walk-in Hot Press.

#### BEDROOM ONE

4.31m x 2.86m

This is the principal bedroom overlooking the rear garden with custom designed built-in wardrobes, dressing table, headboard, and bedside units and over bed storage cupboards. Access via sliding door to;





#### EN-SUITE

Well appointed, fully tiled with recessed down lighters, under floor heating and suite comprising; corner shower cubicle and screen with electric shower unit, close coupled w.c., vanity unit with w.h.b., mirror with overhead lighting and chrome towel radiator.

#### BEDROOM TWO

4.00m x 2.66m

This is double room to the front with built-in wardrobes.

#### BEDROOM THREE

3.00m x 2.40m

To the front, a spacious single or small double.

#### BEDROOM FOUR

3.52m x 3.00m

This is a good double room to the front with a built-in wardrobes.

#### BEDROOM FIVE

3.81 x 2.50m

A spacious single room to the rear with built-in wardrobes and open shelving.

#### BATHROOM

Attractive, fully tiled family bathroom with recessed down lighters, with suite comprising; Jacuzzi style bath with flexible shower head, vanity unit with w.h.b and with mirror and overhead lighting, close coupled w.c. and chrome shower rail.

#### ATTIC CONVERSION

6.40m x 3.94m

A full scale stairs leads to the attic conversion with overhead roof light above the generous landing area. The converted attic has multiple uses (presently used as extra bedroom space) and has twin roof lights, timber sheeted ceiling with recessed down lighters, and access to under eaves storage. There is a separate wardrobe area with hanging rail.

#### GARDENS

The front garden is easily maintained with a tarmacadam driveway offering generous off street parking. There are two side entrances which lead to the sunny south westerly rear garden. The walled garden (12.0 m x 17.5 m approx. max.) has a lawn area with a selection of shrubs and birch trees along the perimeter. The sandstone patio area extends the width of the house and is perfect for outdoor entertaining.

#### BER

Number: 111444105

Output: 203.29 kWh/m2/yr.











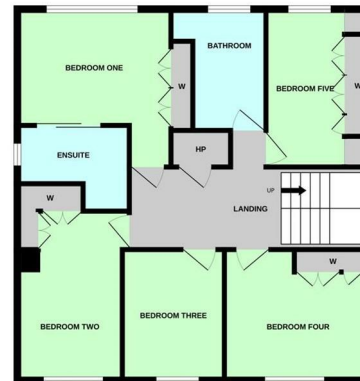




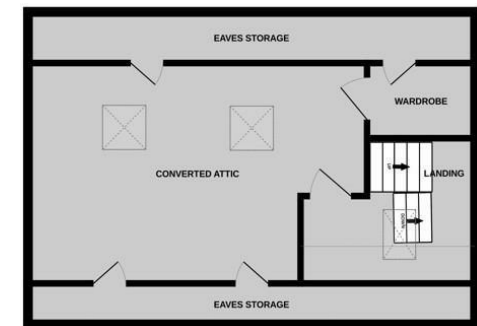
GROUND FLOOR



1ST FLOOR



ATTIC CONVERSION



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