



6 Braemor Road, Churchtown, Dublin 14

Beirne
& Wise

For Sale By Private Treaty



This is a smart, well presented, three bedroom semi-detached home with garage and side entrance well situated on this most popular of residential roads in Churchtown. No 6 was built in the mid 1950's, with well-proportioned rooms, high ceilings and large windows giving a light filled and airy interior. Though this well maintained family home has been upgraded over the years, there is still plenty of opportunities to make this a truly modern family home with potential to convert and extend over the integral garage or indeed extend the existing kitchen (subject to planning permission) into the large gardens.

It enjoys an excellent location, being well serviced with a variety of local shopping and public transport with the LUAS providing easy access to the city and beyond. Dundrum Town Centre, Rathgar and Terenure and all their associated amenities are just minutes away, as is the M50 Motorway. A variety of well-established primary and secondary schools are within walking distance; De La Salle College, The High School, Notre Dame, Ardtona and Clonskeagh National to mention a few. The Castle and Milltown Golf Clubs are nearby as well as a selection of parks and sporting facilities and UCD is an easy cycle away.

The accommodation comprises; large Reception Hall, Living Room interconnecting to Dining Room, Kitchen/Breakfast Room, and integral Garage and at First Floor three Bedrooms, two of which are large double rooms and a Bathroom with separate W.C.

Special Features

- Double Glazed windows, PVC Facia, Eaves and Guttering
- Mature secluded rear garden 10.4m x 28.65m (34ft x 94ft) approx.
- Floor area 119 sq. m. (1,281 sq. ft.) approx.
- Further potential to extend subject to necessary P.P.
- Generous off-street parking, with pedestrian side entrance.
- GFCH and Alarm
- Excellent location adjacent to amenities including Garage

Accommodation

ENTRANCE HALL

With outer porch, spacious Hall with original coved ceiling, under stairs storage and oak timber floors, access to Guest wc.

LIVING ROOM

3.6m x 3.66m (11'9" x 12'0")

Bright and airy with original coved ceiling, tiled open fireplace, wall lighting, oak timber floors, and picture window to the front and folding French doors interconnect to;

DINING ROOM

3.5m x 3.67m (11'5" x 12'0")

Well-proportioned room, with original coved ceiling, wall lighting, oak timber floors, and fireplace with gas fire insert and French doors opening out to secluded rear gardens.

KITCHEN/BREAKFAST ROOM

5.56m x 2.49m (18'3" x 8'2")

Modern floor and wall mounted units with double oven, hob, extractor unit plumbed for washing machine, floor tiling and tiled splash back. Patio doors to private mature rear garden and access to Garage.





LANDING
With access to Attic space and Hot Press

BEDROOM 1
3.93m x 3.29m (12'10" x 10'9")
This is a generous double room to the front with modern built in double wardrobes.

BEDROOM 2
2.73m x 3.3m (8'11" x 10'9")
This is a large double room to the rear, with modern built in double wardrobes.

BEDROOM 3
2.81m x 2.48m (9'2" x 8'1")
This is a spacious single room overlooking front garden.

SHOWER ROOM
Fully tiled with shower and vanity unit with whb and mirror, separate wc.

GARAGE
2.6m x 5.1m (8'6" x 16'8")

Garden

To the front there is a cobble lock driveway with parking for several cars, which is bordered by a row of flowering hydrangeas, curved raised beds with an abundance of flowering shrubs and rock plants and mature hedging along the front wall. A side entrance leads to a secluded walled rear garden, 10.4m wide x 28.65m long (34ft x 94ft) approx. with patio area and extensive lawn area - perfect for children's play.

SITE AREA: 517 sq. m. (5,564 sq. ft.) approx.

View

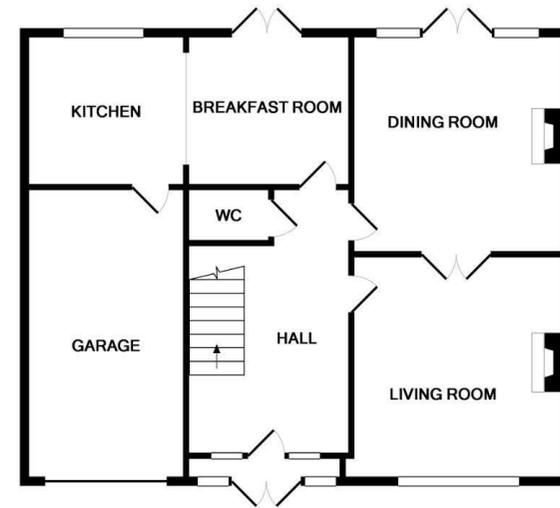
By appointment with Beirne & Wise t: 01 296 2444

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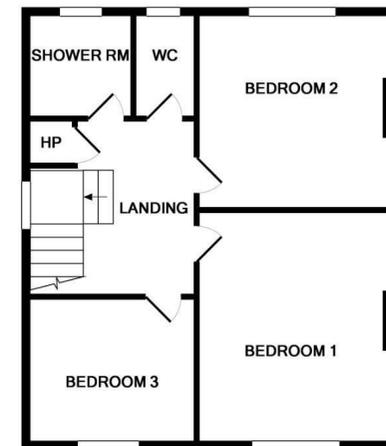
BER E2

Number 108739533
Output 375.85kWh/m2/yr





GROUND FLOOR



1ST FLOOR

**Beirne
& Wise**

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