



Upper Churchtown Road, Churchtown, Dublin 14. D14F8Y8

Beirne
& Wise



For Sale By Private Treaty

This is an attractive bay windowed, detached bungalow of immense charm and character well set back behind a beautiful granite wall on this much sought after residential road within a stroll of the LUAS at Dundrum.

Internally, this 1930's residence retains many features you would expect in a home of this era; rooms of gracious proportions with period detail; high ceilings with centre roses, picture rails, panelled doors and a wonderful example of art deco style stained glass inset in entrance hall door. There is a wonderful sense of balance with light and airy rooms with generous room sizes offering tremendous flexibility in terms of room layout.

Fancroft has been well cared for over the years and offers further potential to extend to the rear, into the garage and beyond as well as the high pitched attic space (subject to planning permission) if required. The accommodation comprises; Porch, entrance hall, two reception rooms, kitchen, pantry, three bedrooms - one ensuite and bathroom with an adjoining garage.

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. Leisure facilities abound with the Airfield Estate, the parklands of Orwell, Dartry and Bushy at hand, not forgetting a choice of golf clubs – Milltown and The Castle. There is a comprehensive selection of well-established schools within walking distance and UCD Belfield is only a short cycle away.



Special Features

- Floor Area 108 sq. m. approx. (excluding garage)
- Minutes walk to LUAS
- Tremendous potential to extend (subject to P.P.)
- GFCH
- Excellent location adjacent to a range of amenities
- Good off street parking
- Seclude front and rear gardens

Accommodation

PORCH

1.94m x 1.70m

Light and airy with sliding patio door, tiled flooring and original stained glass panel in front door leading to;

HALL

3.45m x 3.34m

Beautifully proportioned hall with centre ceiling rose, picture rails and panelled doors with access to all rooms

LIVING ROOM

4.59m x 4.01m (into Bay)

Spacious reception room taking full advantage of its southerly aspect with ceiling centre rose picture rails - a marble fireplace with timber surround, providing a focal point for this comfortable room.



DINING ROOM

3.91m x 3.62m

Another spacious room with picture rails and French doors leading to rear garden with access to;

KITCHEN

4.33m x 2.13m

Galley style dual aspect kitchen with an array of floor and wall mounted units, plumbed for a washing machine with recessed down lighters, tiled flooring and access to the garden and;

PANTRY

Fully tiled offering great storage with a door to the front garden.

BEDROOM ONE

3.89m x 3.65m

To the front spacious double room with wall to wall built-in wardrobes.

BEDROOM TWO

3.98m x 3.24m

Another double room to the rear again with extensive built-in wardrobes. Access to;

ENSUITE

Fully tiled with roof light and suite comprising; shower cabinet with electrical shower unit, pedestal wash and close couple wc.

BEDROOM THREE

3.56m x 3.42m (into bay)

To the rear of the property with a bay window— this is a double room with picture rails, built-in wardrobes and access to the Hot Press.

BATHROOM

Fully tiled, this is spacious bathroom with suite comprising; bath, separate shower cubicle with electric shower unit pedestal style whb with overhead mirror and close coupled wc.

GARAGE

4.65m x 3.25m

Attached to the main house with up and over door and access from the rear garden

GARDENS

The walled front garden (15.0m x 11.8 m approx.) offers generous off street parking and access to the Garage. A raised patio area beside the front door is well positioned to catch all the afternoon and evening sun. The garden is well shielded from the passing eye with the lovely old boundary granite wall. There is access to the rear garden via the garage and there is also an entrance on the other side leading to the kitchen/ pantry. The secluded walled rear garden (15.0m x 10.6m approx. max. dim.) is bordered by a selection of mature trees ensuring great privacy. There is a timber garden shed and access to the garage.

BER

BER Number: 115563157

BER Output: 332.80 kWh/m2/yr.





GROUND FLOOR



Beirne
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