



18 Camberley Oaks, Churchtown, Dublin 14. D14F6N3

Beirne  
& Wise

## For Sale By Private Treaty

View and appreciate this attractive two bedroom mid terrace home, well situated in a quiet development off a magnificent tree lined avenue just off the Upper Churchtown Road. Built in the mid 1990's by Deane Brothers, this property will appeal to both first time buyers and those seeking a more manageable home.

No 18 is a bright and airy family home which has been well maintained over the years with good utilization of space with the benefit of a south backing rear garden and patio which also enjoys a good degree of privacy and offers the potential to extend to the rear (subject to Planning) and has the benefit of generous off street parking for two cars. The accommodation comprises; Entrance porch, living room, kitchen/dining room, and at first floor level two double bedrooms and a family bathroom complete the picture.

The location is one of great convenience, tucked away in this peaceful enclave yet within a stroll of friendly supermarket and eateries which will meet your essential day to day living needs, not forgetting the much acclaimed Dundrum Town Centre nearby. The Luas at Dundrum/ Windy Arbour is within walking distance and the M50 motorway is easily accessible. There is a selection of well-established junior and senior schools nearby as well as a selection of parks and leisure facilities.



## Special Features

- Generous parking for two cars
- South backing rear garden and patio
- Contemporary Bathroom
- Floor Area: 71 sq. m (765sq. ft.) approx.
- Electric Car charging point
- Excellent location and walking distance of LUAS
- GFCH

## Accommodation

### ENTRANCE PORCH

The hall/lobby has hardwood flooring and access to the living room.

### LIVING ROOM

4.66m x 3.89m

Comfortable room with coved ceiling and a timber surround fireplace with slate inset fitted with a coal effect gas fire. There are bespoke modern built-in cabinets with low level storage and there is a door to the kitchen/dining and the stairs lead from here to the first floor.

### KITCHEN/ DINING

4.10m x 3.89m

Extending the width of the house with both hardwood and tiled flooring and a generous dining area. The kitchen is modern with an array of wall and floor mounted units with a tiled splash back and includes an electric oven, hob and extractor fan and is plumbed for both a dishwasher and washing machine. A very bright room with windows and a French door to the south backing patio and garden. There is also access to the generous under stairs storage closet.

### FIRST FLOOR





#### LANDING

With access to the bedrooms and a pull down ladder leads to the attic space.

#### BEDROOM ONE

3.89m x 3.20m

To the rear, this is the principal bedroom - generous in size with built-in wardrobes.

#### BEDROOM TWO

3.89m x 2.91m

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

#### BATHROOM

Contemporary style, partially tiled with recessed down lighters and suite comprising; bath complete with pressurized shower, whb and wc with Velux roof light. The Hot Press is here also.

#### GARDEN

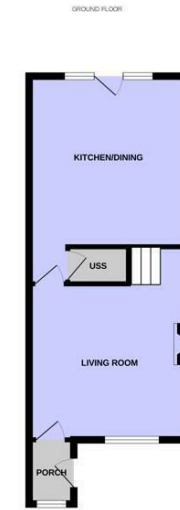
The front garden is easily maintained with a pleasant cobble lock driveway with a pebbled planter bed with a selection of trees and shrubs. The rear garden 12.2m x 3.9 m approx. enjoys a wonderful sense of seclusion with a sheltered patio area which takes full advantage of the south easterly sun, with a generous lawn area. There are well maintained communal grounds with specimen trees within the development.

#### BER

Number: 113732291

Output: 188.48 kWh/m2/yr.





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