



23 Finsbury Green, Churchtown, Dublin 14. D14P582

Beirne
& Wise

For Sale By Private Treaty

No. 23 Finsbury Green is a smart, end of terrace, townhouse nicely located at the entrance to this small gated development off the Upper Churchtown Road. The development is adjacent to Finsbury Park with large open green areas and it provides a walkway to Dundrum. No. 23 Finsbury Green has been well maintained throughout and features accommodation extending to 80 sq.m. approximately; it comprises an entrance hall, guest wc, living room and a kitchen/breakfast room downstairs. Upstairs there are three bedrooms (one en-suite), and a family bathroom. This attractive home offers the discerning purchaser the opportunity to purchase a property in Churchtown; an increasingly sought after location. It enjoys a high degree of privacy and an open aspect.

Finsbury Green is within easy access of a range of shopping, social and educational facilities. It is within walking distance of the LUAS in Dundrum and Windy Arbour, SuperValu in Churchtown, Dundrum Main Street and Town Centre. There are a range of national schools in the area, these include Gaelscoil na Fuinseoige, Ballinteer Educate Together, Ardtona House, Wesley College, De La Salle College and Mount Anville to mention but a few. Dodder Park, Bushy Park, and Milltown Gold Club are within easy access in addition to the N11 and UCD.

Special Features

- Superb location in Churchtown.
- Minutes walk to LUAS.
- Small gated development.
- Private rear garden with side access.
- Walking distance of Churchtown, Dundrum Main Street and Town Centre.

Accommodation

HALL

5.07m x 1.84m

With wooden style floor and access to the main rooms.

Guest WC

With tiled floor, w.c., w.h.b., and a wall mirror.

KITCHEN/DINING

5.08m x 2.36m

Located to the front aspect with a large picture window. It features recessed lights, a tiled floor, and a range of wood wall and floor cabinets with tiled splashback, incorporating an integrated oven, gas hob, dishwasher and it is plumbed for a washing machine. There is an extractor fan, and the gas boiler is housed in this room and there is under counter lighting.

LIVING ROOM

4.28m x 4.11m

A large room with recessed lights and wood style flooring, it features a fireplace with wood surround, granite inset and hearth with a gas fire unit. Glass paned double doors overlook and provide access to the rear garden.





UPSTAIRS

A staircase leads to the bedroom accommodation.

LANDING

The hot press is located on the landing and there is access to the attic.

BEDROOM ONE

3.94m x 2.64m

A good double bedroom overlooking the rear garden, with fitted wardrobes and an en-suite.

ENSUITE

This has a tiled floor and part tiled walls with w.c., w.h.b. and a walk in tiled shower cubicle.

BEDROOM TWO

3.83m x 1.97m

A double bedroom to the front aspect with fitted wardrobe.

BEDROOM THREE

3.50m x 2.26m

A single bedroom to the front aspect with fitted wardrobe.

BATHROOM

2.39m x 1.56m

With tiled floor, w.c., w.h.b., a bath with tiled surround and telephone shower attachment and a Velux window giving natural light.

GARDENS

There is a communal green area with mature trees in the development. There is paved off street parking to the front of the property. A side entrance leads to the secluded rear garden which is mainly in lawn with a graveled pathway leading to a garden shed.

BER

BER No: 104944467

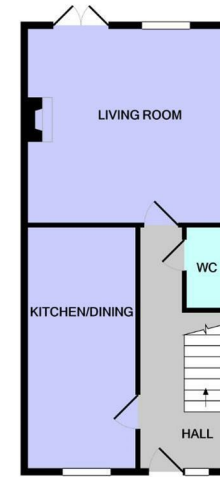
Output: 247.39 kWh/m²/yr

MANAGEMENT COMPANY

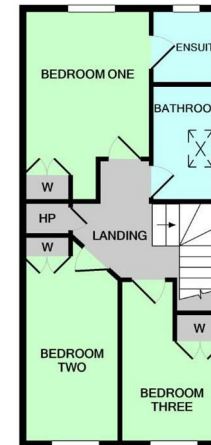
Cuala Property Management

Service Charge: currently €824 per annum approx





GROUND FLOOR



1ST FLOOR

Beirne
& Wise

Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie

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