



101A Landscape Park, Churchtown, Dublin 14, D14ND34

Beirne  
& Wise

## For Sale By Private Treaty

No. 101A is a light filled end of terrace two bedroom home ideally located on this most popular residential road in the heart of Churchtown. There is off street parking, side access and a super 35m south east facing garden to the rear with a large patio area. The bright and well-proportioned accommodation includes two double bedrooms, a living room, kitchen/breakfast room with a utility area and two full bathrooms over two levels. It is presented in walk-in condition offering a rare opportunity for a tasteful two bedroom home in the immediate locality.

The location is one of great convenience, within walking distance of excellent local shopping at Churchtown, Dundrum and Rathfarnham not forgetting the popular Dundrum Town Centre and all its associated leisure facilities. The Castle and Milltown Golf Clubs are nearby as is Marley Park. There is an excellent choice of local schools within easy reach. The LUAS is within walking distance and reliable bus routes provide easy access to the city, and the M50 is not far away.

### Special Features

- Excellent location in Churchtown
- Floor area: 76 sq. m. (818 sq. ft.) approx.
- Double Glazed Windows
- GFCH (Brand new boiler)
- Extended and updated internally
- Large 35m rear south easterly garden
- Off Street Parking

### Accommodation

#### HALL/LOBBY

Newly constructed with recessed lighting and access to first floor and kitchen/breakfast room

#### KITCHEN/BREAKFAST ROOM

4.10m x 3.58m

With a range of floor and wall units there is an electric hob, oven and extractor fan and it is plumbed for a dishwasher (included) with a tiled splash back. There is a picture window overlooking the front with recessed lighting and there is under stairs storage. It is a really bright room with a window to the side also

#### UTILITY/HALL

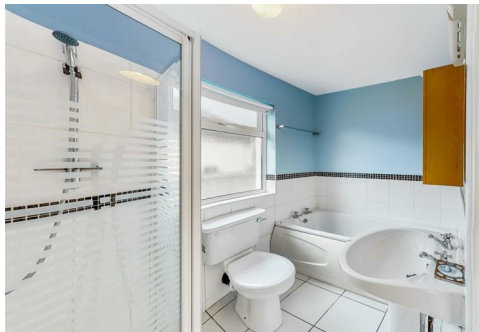
This lobby is plumbed for a washing machine and drier (both included) with a built in press. There are doors from here to the ground floor shower room and the living room

#### LIVING ROOM

4.26m x 3.36m

This is a lovely bright room with dual aspect windows, a velux window and a patio door to the rear garden and patio. There are built in presses and cabinets and there is a gas fired stove and recessed lighting





#### SHOWER ROOM

2.10m x 1.61m

There is a shower unit with wc and whb. It has a tiled floor, part tiled walls and there is recessed lighting

#### FIRST FLOOR

#### LANDING

With Hot Press

#### BEDROOM ONE

3.53m x 3.63m max

This is the principal bedroom to the front with extensive built in wardrobes with wooden flooring

#### BEDROOM TWO

4.35m x 3.63m

This is a good sized double room to the rear with built in wardrobes, vanity unit and wooden flooring overlooking the rear garden

#### BATHROOM

2.68m x 1.53m

This is a large room with bath, separate shower unit, tiled floors and part tiled walls with a sink unit and wc. There is a wall mounted cabinet

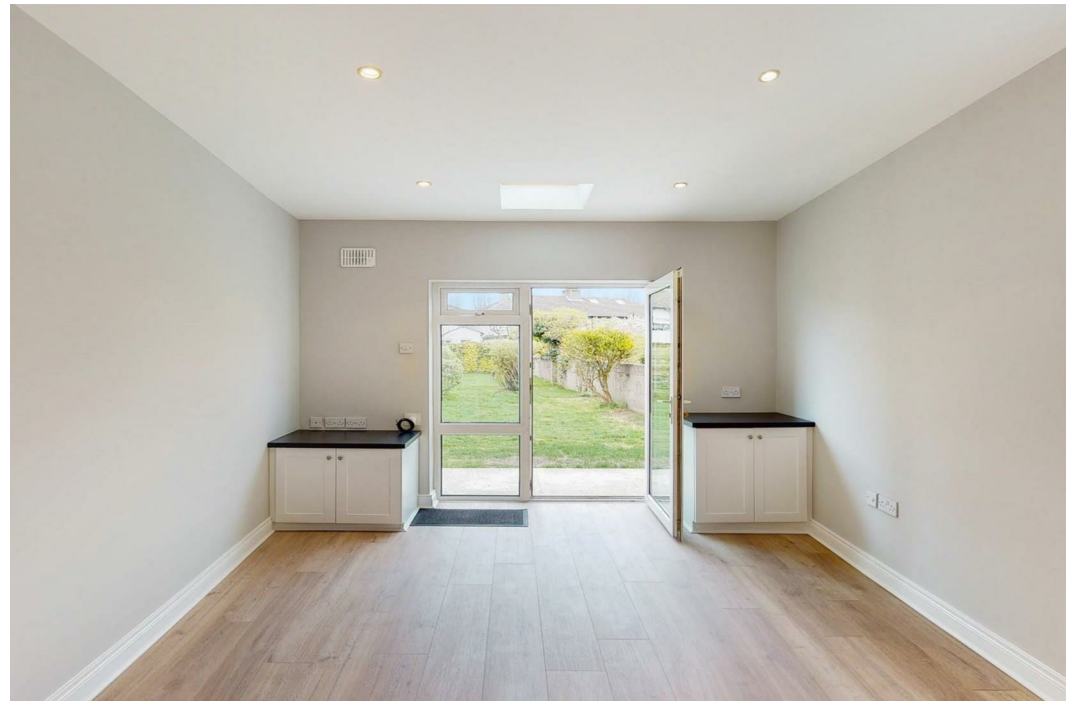
#### GARDEN

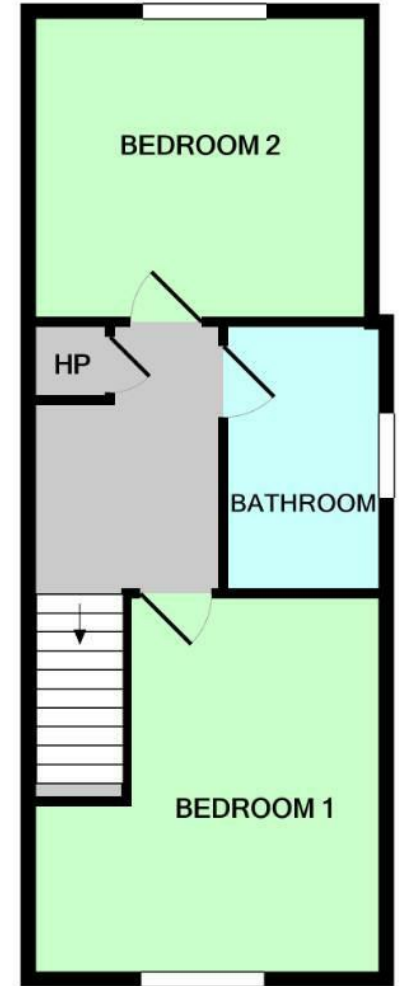
The front garden has off street parking. The gated side access leads to the fantastic south east facing rear garden with a large patio area. It extends to 35m approx. and has an extensive lawn with some specimen trees and planting. It enjoys great privacy with a mature skyline and is ideal for summer dining al fresco

#### BER

Number: 113033591

Output: 275.49 kWh/m2/yr





**Beirne  
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