

owenreilly

FOR SALE BY PRIVATE TREATY



107 CHURCH ROAD,
EAST WALL,
DUBLIN 3.

BER C2

DESCRIPTION

Utterly stunning villa style period residence which has undergone a complete refurbishment carried out to the very highest of standards. Great thought has been given to the design and finishes which has produced a special home with very spacious proportions. To front there is a generous driveway providing ample off street parking. To rear there is a low maintenance garden. Attention to detail is evident at every turn from the internal courtyard to the solid oak kitchen worktops to the ceramic tiles in the bathrooms. A spacious, open plan arrangement downstairs provides well-proportioned accommodation flooded with natural light. Upstairs, are two bedrooms and a room to front that would suit a variety of uses. The accommodation briefly comprises a double height entrance hall with two storage cupboards, sitting room with fireplace opening, guest WC, expansive, open-plan living/dining/ kitchen with inner courtyard and sliding doors to rear garden, two bedrooms, master en suite, room suitable for a variety of uses and a bathroom.

LOCATION

At the north-eastern corner of Dublin's North Docklands is East Wall, an established residential community with great personality. In contrast with the soaring office and apartment buildings of the IFSC, it is a low-rise area with housing stock comprising largely two-storey terraced homes with apartment developments dotted around the boundaries. At the heart of East Wall, conveniently across from a string of local shops and a two-minute

walk to the end of Church Road and the new Lidl and Aldi supermarkets on East Wall Road, 107 Church Road would offer a bright, contemporary and secure retreat after a day's work in the IFSC or city centre. With its own off street parking, the house would also be a most convenient base for commuters who use the Port Tunnel or East Link Bridge – each a five-minute drive from the house. Facebook have just announced they are taking offices in East Wall which reflects that this is an area on the up!

SPECIAL FEATURES

- Newly refurbished throughout
- Very spacious interior
- Two storey extension to rear
- Contemporary finishes throughout
- Generous east facing rear garden
- High ceilings
- Off street parking to front
- uPVC windows
- Gas fired central heating
- Convenient to the city centre and IFSC
- Easy access to the M1 via the Port Tunnel



ACCOMMODATION

Hall (5.33m x 1.87m)

Inviting entrance hall with 5m high ceilings, tiled flooring, storage cupboard and under-stairs storage.

Sitting room (4.22m x 4.00m)

Bright west facing room with laminate flooring, large window and fireplace opening.

Guest WC (3.57m x 1.19m)

Laminate flooring, WC, WHB.

Kitchen/living/dining room

(11.83m x 5.84m minus 2.00m x 2.70m)

Expansive open plan living dining room with laminate flooring, access to interior courtyard with decking and floor-to-ceiling glazing, skylight, wall mounted radiator, sliding door to rear garden. Kitchen fitted with range of wall and floor units, solid oak work tops, island unit, Franke sink, integrated appliances including dishwasher, fridge, freezer, washing machine, microwave, oven, gas hob and extractor fan.

Landing (7.57m x 1.09m)

Carpet flooring, recessed ceiling lights.

Room (4.19m x 3.28m)

Room suitable for a variety of uses, carpet flooring, under eaves storage.

Bedroom 2 (4.99m x 4.10m)

Carpet flooring, window overlooking rear.

Bathroom (2.82m x 2.65m)

White three piece suite with ceramic floor and wall tiling, shower cubicle with rainwater shower head, heated towel rail and recessed ceiling lights.

Master bedroom (5.97m x 3.78m)

Very spacious with carpet flooring, window overlooking rear.

En suite (2.66m x 1.22m)

Ceramic floor tiles, shower cubicle, WC, WHB, heated towel rail, recessed ceiling lighting.



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VIEWING

By appointment

NEGOTIATORS

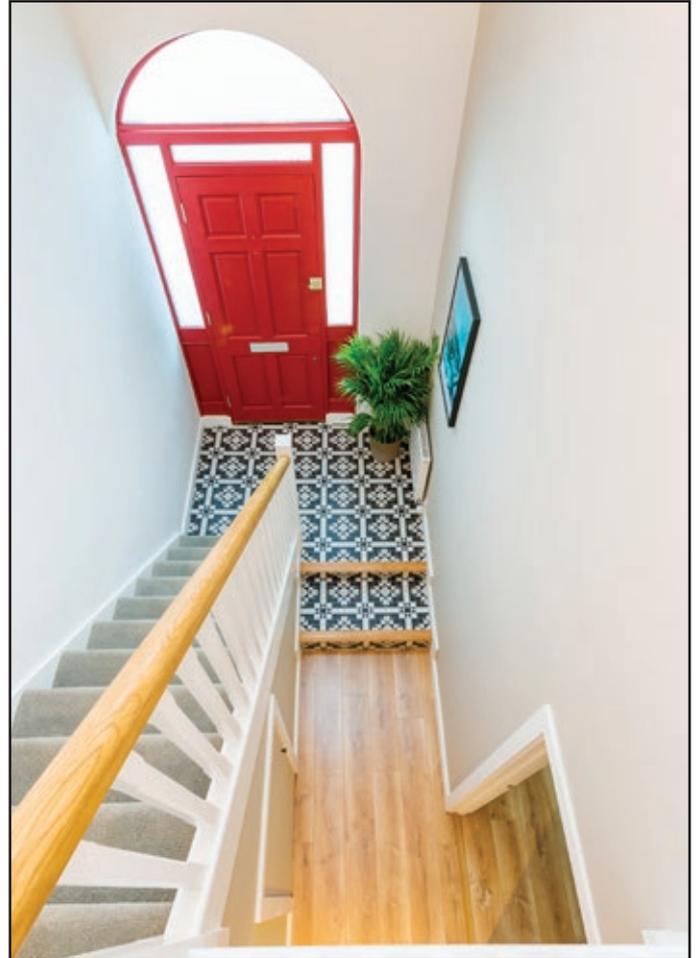
Owen Reilly &
Emer Costello

FLOOR AREA

c. 192 sq. m.

BER RATING

C2



Everything we touch turns to...

ALL ENQUIRIES

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