



114 , Lower Churchtown Road, Dublin 14, D14A253

Beirne
& Wise



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For Sale By Private Treaty

Built circa 1937, this is a handsome, bay windowed, semi- detached family home of immense charm and character with an appealing partial redbrick façade. One of the many notable features of No. 114 is the much desired sunny west facing rear garden - 95ft long approx. Internally the rooms are bright and airy and retain many of the period features you would expect – reception rooms of gracious proportions with refined period detail – high ceilings with cornicing, fireplaces, detailed architraves and panelled doors with evidence of the wonderful Arts & Craft/ Art Deco era.

This family home has been well cared for over the years however there is wonderful potential to extend to the rear or indeed to the side of the house into the Garage (subject to Planning Permission). The accommodation briefly comprises; Hall, two interconnecting reception rooms, kitchen/breakfast room, garage and at First Floor three bedrooms and a family bathroom.

The location is one of great convenience, with an enviable range of facilities at hand. It is just a stroll to the LUAS providing speedy access to the city and beyond. Rathgar, Milltown & Dundrum are just minutes away with excellent local shopping in Churchtown. There is a selection of well - established junior and secondary schools nearby not forgetting within easy reach of UCD, the Dodder Linear Park linking Dartry, Orwell and Bushy Parks and of course Milltown golf is literally on your doorstep.



Special Features

- Close to LUAS and Milltown Golf Club
- Potential to extend (subject to Planning Permission)
- Floor area 97 sq. m. approx. (excluding Garage)
- Lovely aspects both front and rear with open vistas
- Attractive 1930's family home with period detail
- Delightful 29m long approx. west facing rear garden
- PVC double glazed windows/GFCH

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

HALL

An open porch with terrazzo flooring leads to the welcoming hallway with an attractive panelled front door with original stained glass panel, original staircase with ceiling cornicing, picture rail, panelled internal doors and laminate flooring. Access to under stairs storage.

LIVING ROOM

4.08m x 3.77m (into bay)

Elegant bay windowed room with coved ceiling, picture rail, and a feature period timber surround / tiled inset fireplace with laminate flooring. Sliding doors interconnect to;

DINING ROOM

4.08m x 3.85m

Light filled room overlooking rear garden with coved ceiling, picture rail, laminate flooring and open tiled fireplace.

KITCHEN/BREAKFAST ROOM

3.90m x 2.65m

With wall and floor mounted units with laminate flooring, plumbing provided for a dishwasher and washing machine. There is a gas cooker with overhead extractor and access to the rear garden.

FIRST FLOOR

LANDING

Bright and airy with side window and access to all rooms and attic access.

BEDROOM ONE

4.50m x 3.77m (into bay)

Generous double room with bay window and original tiled fireplace with laminate flooring. Lovely aspect to front not overlooked.

BEDROOM TWO

3.77m x 3.34m

This is a generous double room overlooking rear garden with access to Hot Press.

BEDROOM THREE

2.58m x 2.10m

Single room to front with laminate flooring.

BATHROOM

With partial wall tiling and tiled floor with suite comprising; bath with screen and electric shower unit, vanity style whb and wc.



GARAGE

4.30m x 2.60m

With up and over door and access to rear garden. Great potential to convert and or extend over.

(Subject to planning permission.)

GARDEN

Walled front garden with gravelled driveway providing parking for two cars. The garden is traditional in layout with well-trimmed perimeter hedging and lawn area with a linear flower bed. Access to the delightful west facing rear garden is through the garage. The walled rear garden is a heavenly oasis of calm - 29m long x 9.5m wide (approx.) with extensive lawn area bordered by perimeter hedging, trees and shrubs the perfect family garden. There are two purpose built concrete sheds and a pathway runs the length of the garden. Enjoying great privacy this garden will have sun all day and the potential to extend without compromising the garden is evident to see.

BER

Number 107764276

Output 428.55 kWh/m2/yr.

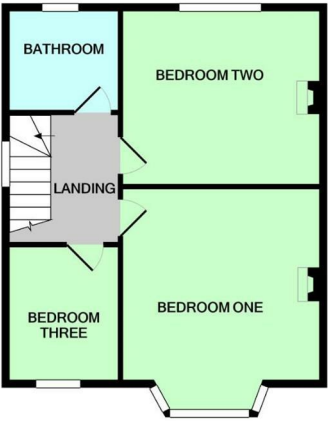




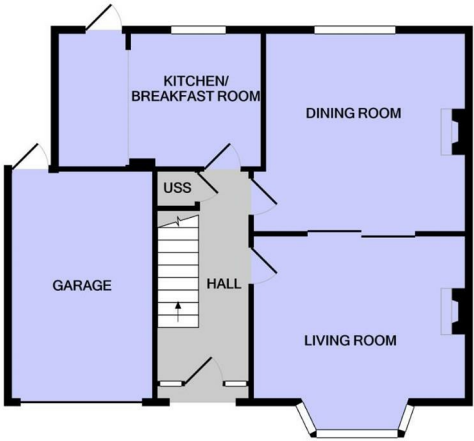




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1ST FLOOR



GROUND FLOOR

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