



28 Camberley Oaks, Churchtown, Dublin 14, D14K7H6

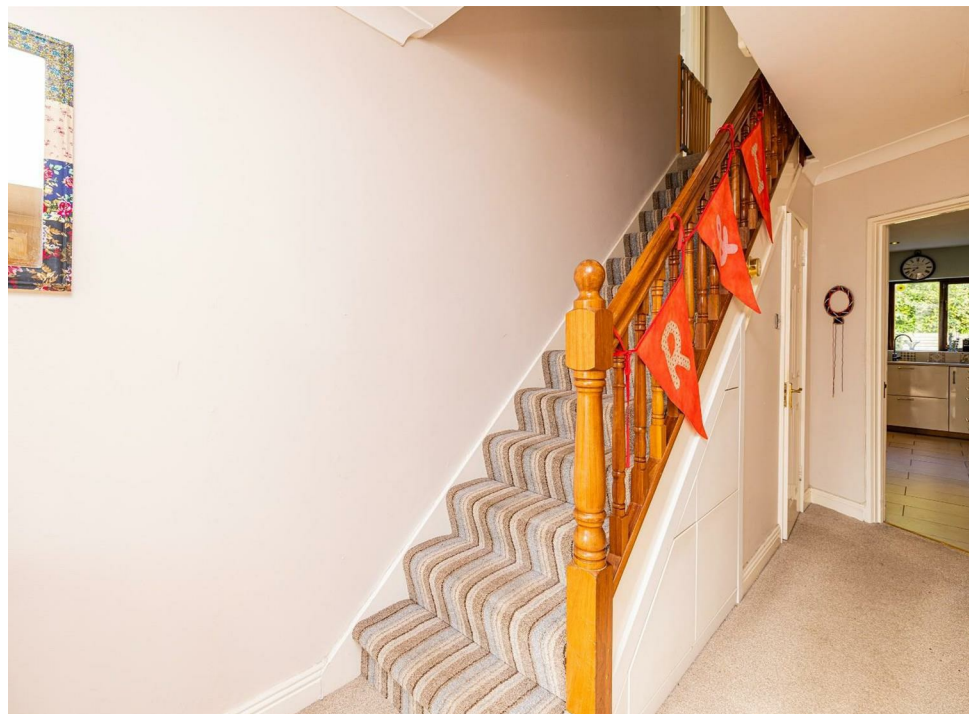
Beirne
& Wise

28 Camberley Oaks, Churchtown, Dublin 14, D14K7H6

For Sale By Private Treaty

View and appreciate this end of terrace, three bedroom, extended home, with the benefit of a secluded, extra-large and perfect westerly orientated rear and side garden. This ideal family home enjoys one of the finest positions, in this quiet cul de sac off a magnificent tree lined avenue, just off the Upper Churchtown Road. Presented in excellent condition, this owner occupied home has been well maintained and offers further potential to extend (subject to P.P.) The accommodation comprises; hall with adjoining guest w.c., living room, kitchen/dining, conservatory/family room and upstairs three bedrooms - the principal bedroom with ensuite and family bath room.

The location is one of great convenience, tucked away in this peaceful enclave yet within a stroll of Churchtown's many 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. Camberley Oaks is within walking distance of both the Castle and Milltown Golf Clubs.



Special Features

- Floor Area: 117 sq. m (1,259 sq. ft.) approx.
- Side access.
- Potential to extend to the rear and side (subject to P.P.)
- GFCH with recently installed A rated boiler.
- Secluded side and rear gardens.
- Contemporary kitchen and ensuite.
- Convenient location close to a host of amenities.
- Generous attic space which has been converted in some adjoining properties.

View

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





Accommodation

HALL

With attractive leaded stained glass composite front door, this welcoming hall has a coved ceiling with recessed down lighters and bespoke contemporary under stairs storage drawers. Access to;

GUEST WC

With w.c. and corner vanity style w.h.b.

LIVING ROOM

5.18m x 3.30m (plus bay)

Comfortable room to the front with timber flooring, coved ceiling with centre rose and a period style fire place fitted with a coal effect gas fire. Double doors lead to;

KITCHEN / DINING ROOM

5.09m x 4.56m max.

Extending the width of the house with lovely tiled flooring, generous dining area with recessed down lighters and access to the rear garden. An island unit divides the kitchen/dining area. The modern kitchen is fitted with an array of wall and floor mounted units with co-coordinating tiled splash back, built-in double oven, induction hob with overhead extractor, 1 1/2 bowl sink with swan neck tap, integrated fridge / freezer, dishwasher and washing machine. Access to;

CONSERVATORY

4.65m x 2.95m max.

Taking full advantage of the lovely aspect over the secluded rear garden. This multi-purpose space with laminate flooring has access to the rear garden with windows on three sides.

FIRST FLOOR

LANDING

With access to the hot press and a pull down ladder to the partially floored attic space.

BEDROOM ONE

5.24m x 3.84m (max.)

To the rear, this is the principal bedroom extending the width of the house - generous in size with plentiful built-in wardrobes, vanity unit, two sky lights with access to;

EN-SUITE

Contemporary, full tiled with chrome heated towel rail and suite comprising; close coupled w.c., vanity style w,h.b., shower cubicle with curved screen and electric shower unit.

BEDROOM TWO

4.12m x 2.85m (plus bay)

This also is a double room to the front with feature bay window and built-in wardrobe.



BEDROOM THREE

3.05m x 2.29m

A single room to the front with built-in wardrobe.

BATHROOM

With laminate flooring and suite comprising; bath with tiled surround and flexible shower head, pedestal w.h.b and w.c.

GARDEN

The front garden is easily maintained with a pleasant cobble lock driveway with a planter bed with a selection of trees and shrubs. A gated side entrance leads to the rear and side garden which enjoy a wonderful sense of seclusion with a sunny westerly aspect. There is potential to extend (subject to PP). There a generous patio area outside both the dining area and the conservatory. The garden is mainly in lawn with perimeter planting and a timber garden shed completes the picture.

BER

Number : 107479271

Output: 198.10 kWh/m2/yr.

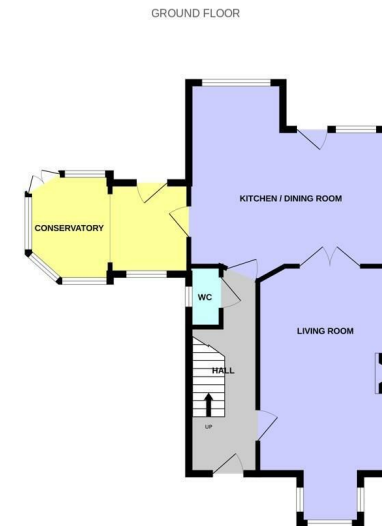








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