



3 Weston Avenue, Churchtown, Dublin 14, D14 Y738

Beirne
& Wise

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For Sale By Private Treaty

This is an attractive three/ four bedroom semi- detached family home with a fabulous 40m south facing rear garden – well situated in this mature and leafy residential suburb, adjacent to all the amenities that Churchtown and Dundrum have to offer. Located off Beaumont Avenue, within easy access of the LUAS at Dundrum and a selection of bus routes to the city centre and beyond.

Viewers will appreciate all that this family home has to offer having been extended and modernised over the years in a very pleasing manner. The accommodation is bright and airy and briefly comprises; extra spacious Hall, Living Room a double sized Family/ Dining Room to the rear, Kitchen, Shower Room and adaptable Bedroom Four/Office. Upstairs there are three good Bedrooms and a Family Bathroom. There is great potential to further extend into the large rear garden or indeed convert and extend over the Garage.

Offering convenience to a family's daily living, Number 3 is within walking distance of excellent local shopping at Churchtown and Dundrum as well as the much acclaimed Dundrum Town Centre and its associated leisure facilities. There is a wide selection of primary and secondary schools within easy reach and Marley and St Enda's are just minutes away as is the wonderful Airfield Estate. The M50 is very accessible and there is a regular bus service to Dublin Airport.



Special Features

- Updated and modernised home
- Alarm System
- Intercom to hall door
- Floor area 123 sq. m. (1,324 sq. ft.) approx.
- GFCH—High efficiency condensing boiler with remote control
- South facing rear garden

View

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





Accommodation

ENTRANCE HALL

6.60m x 1.75m

The large entrance hall has under stairs storage and provides access to the ground floor rooms.

LIVING ROOM

3.65m x 3.41m

This is a bright spacious room to the front with a feature tiled fireplace and hearth with recessed lighting and overlooks the front garden.

FAMILY/ DINING ROOM

7.59m x 3.635m MAX

A large bright room to the rear with a contemporary marble fireplace with granite inset and hearth and a wood burning inset stove. There is great light with a large south facing window and a Velux skylight and there is a door to the kitchen. It features Alloc commercial quality laminate flooring.

KITCHEN

3.82m x 2.40m

This has a range of fitted wall and floor units and is plumbed for washing machine and dishwasher. There is a stainless steel sink with filter tap and open shelving and there is a door to the rear patio and garden.

SHOWER ROOM

This is fully tiled with a large shower cubicle with power shower, wc and whb.

BEDROOM FOUR / HOME OFFICE

2.86m x 2.78m MAX

This bright room has built in wardrobes and sink unit, could be ideal as home office or a variety of uses.

FIRST FLOOR

LANDING

With access to Hot Press and attic which is extensively floored.

BEDROOM ONE

4.01m x 3.62m

This is a large double to the rear with fitted wardrobes and overlooks the rear garden.

BEDROOM TWO

3.62m x 2.45m

This is a double room to the front with fitted wardrobe units and shelving.



BEDROOM THREE

2.99m x 2.43m

This is a good room to the front with fitted wardrobe and shelving.

BATHROOM

This is fully tiled with bath and Triton Shower with wc and whb.

GARDENS

To the front there is a walled front garden in lawn with off street parking. A shared side access leads to the wonderful 40m south facing rear garden. It has extensive lawn, patio areas and has some border planting. It has a mature tree lined backdrop.

BER

BER Number: 104605472

BER Output: 226.33 kWh/m²/yr.

GARAGE

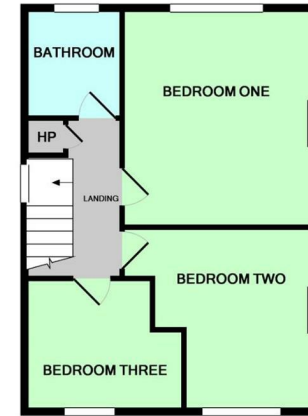
4.95m x 2.43m (16'2" x 7'11")

With fitted shelving and double doors to the front. It is fitted with a radiator and ideal for conversion for a variety of uses subject to planning.









1ST FLOOR



GROUND FLOOR

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