



137 Coolamber Park, Knocklyon, Dublin 16, D16 T9F4

Beirne
& Wise



137 Coolamber Park, Knocklyon, Dublin 16, D16 T9F4

For Sale By Private Treaty

Nicely situated on the sunny side of this leafy residential suburb, lies this smart, well extended, four-bedroom semi-detached home of 124 sq. m (1,335 sq. ft.) approx. with an enviable southerly westerly aspect. Built in the early 1970's this is a bright and airy house with rooms of generous proportions. What was originally a carport has been converted into an unusually spacious Entrance Hall and the Kitchen has been extended to the rear providing a spacious Breakfast/ Family area with a lovely view of the garden.

Located at the foothills of the Dublin Mountains, this family friendly location needs little introduction, adjacent to all the amenities that Knocklyon and Templeogue have to offer with a selection of well-established primary and secondary schools nearby. Knocklyon and Rathfarnham Shopping Centres are just minutes away as are a selection of sporting facilities not forgetting the leisurely walks and parklands along the river Dodder. The 15, 49 and 75 bus routes provide good access to the city and beyond and most importantly the M50 orbital motorway is within easy reach.



Special Features

- Welcoming spacious Entrance Hall with excellent storage facilities
- Extended Kitchen with Breakfast/Family area
- Secluded south west facing rear garden with pedestrian side entrance
- Double glazed windows and doors
- GFCH and Alarm
- Floor area 124 sq. m (1,315sq. ft.) approx.

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

3.35m x 3.65m (max dim)

Large welcoming hall with dual aspect with arched leaded low level windows, practical full height twin double door storage presses, laminate flooring and access to;

INNER HALL

Laminate flooring and access to;

GUEST WC

With window, wc and whb.

LIVING ROOM

3.46m x 5.45m

An attractive raised hearth open fire place (fitted with coal effect gas fire) with overhead mantel provides a focus for this delightful spacious room with laminate flooring and open to;

DINING AREA

3.00m x 3.08m

With ample room to dine and picture window overlooking rear garden.

KITCHEN

3.91m x 2.86m

Well fitted, with an array of Shaker style floor and wall mounted units with tiled splash back, with built in oven, hob and extractor, timber flooring and is plumbed for a dishwasher and washing machine. Open to;

BREAKFAST/ FAMILY AREA

3.69m x 3.34m (max dim)

This is a great space perfect for family living with timber flooring, a high pitched timber ceiling with picture windows overlooking garden. There is a Velux roof light, recessed down lighters and access to rear garden.

FIRST FLOOR

LANDING

Nice and bright with side window, this is a roomy landing with access to attic space and Hot Press.

BEDROOM ONE

3.53m x 3.77m max dim

This is the principal room to the front with built in wardrobe, access to ;

ENSUITE

With window and comprising; vanity style whb, strip light and shower tray with tiled surround.



BEDROOM TWO

3.47m x 3.53m

Double room also to the front with built in wardrobe.

BEDROOM THREE

2.47m x 3.78m

Another double room to the rear with built in wardrobe.

BEDROOM FOUR

2.91m x 2.97m

This is also a double or generous single room to the rear.

BATHROOM

Full wall tiling with suite comprising; bath with overhead electric shower and screen, pedestal mounted whb with overhead mirror and wc.

GARDENS

The walled and gated front garden is in lawn bordered with perimeter hedging and a selection of shrubs with driveway offering off street parking. A gated side entrance leads to delightfully secluded rear garden with the much sought after south westerly aspect (8.3m wide x m x 13.1m max.) which is an absolute sun trap. Not directly overlooked there is a sheltered patio area and a purpose built garden storage shed with power supply. There is a lawn area and perimeter planting with attractive Virginia creeper along the boundary wall. The GFCH boiler is located and accessed on the gable wall end of house.

BER

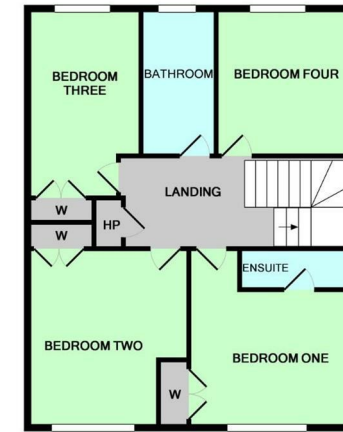
Number: 111843918

Output: 357.71 kWh/m2/yr.









PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

**Beirne
& Wise**

Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie