

**13 Braemor Avenue, Churchtown,
Dublin 14, D14 T9N6**



This mature 1950's four bedroomed semi-detached family home of c. 132 sq.m. (c.1,418 sq.ft) is the former home of John P. Wilson who served as Tanaiste in Dail Eireann from 1990 to 1993. John lived here in Braemor Avenue when he held seven ministerial portfolios, whilst serving under three successive Taoisigh, Jack Lynch, Charles J. Haughey & Albert Reynolds.

Situated in a quiet convenient enclave just off Braemor Road, local shopping is nearby in Churchtown Village, which offers a selection of restaurants, cafes and bars including SuperValu, Howards Way and Meadows & Byrne. A wider selection of retail shops, restaurants and leisure amenities are available in Dundrum Village & Town Centre, and both are just a short distance away. Milltown Golf Club is just around the corner.

There is a selection of well established primary and secondary schools nearby including St Mary's Boys NS, Rathfarnham Educate Together NS, Loreto Grange Road NS.

Transport links such as the LUAS at Dundrum and Windy Arbour provide speedy access to St Stephen's Green and beyond, and the M50 road network is only a short distance.



Hall: 4.43 x 2.35
With PVC entrance door & frame. Coving to ceiling.
Understairs storage closet.

Dining room: 3.93 x 3.62
With tiled fireplace. Coving to ceiling. Double doors to
Living room.

Living room: 4.24 x 3.51
With tiled fireplace. Coving to ceiling.

Breakfast room: 3.83 x 3.02
With fireplace.

Kitchen: 3.34 x 1.79
With fitted kitchen units. Plumbed for dishwasher. Walls
part tiled. PVC door to back garden. Door to Garage.

Bedroom 1: 3.70 x 3.55
With tiled fireplace.

Bedroom 2: 4.24 x 3.14
With built in wardrobes & bookshelves. Washbasin in vanity
unit.

Bedroom 3: 3.36 x 2.88
With built in wardrobes.

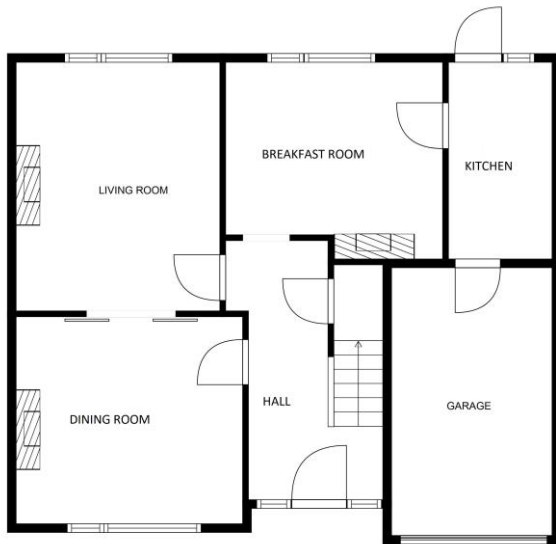
Bedroom 4: 2.75 x 2.63
With built in bookshelves.

Shower room:
With Triton electric shower, washbasin in vanity unit. Wall &
floor tiles.

Separate w/c:
Wall & floor tiles

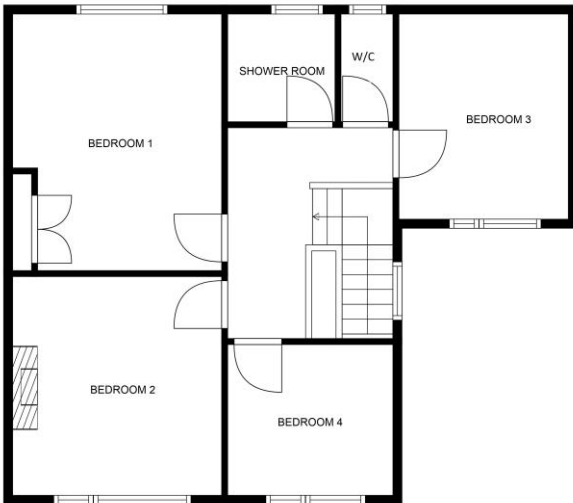
Garage 4.71 x 2.72
With up & over garage door.





Gross Internal Area:
 c.132 sq.m.
 (c.1,418 sq.ft.)
 including Garage.

B.E.R.:
 F
 No.117554147
 EPI: 383.49 kWh/m²/yr



Floorplans for identification only – Not to Scale.



Some Features:

- PVC double glazed windows
- Oil fired radiator central heating
- Garage
- Outside w/c
- Close to local shops & cafes
- Mature residential area
- Private off street parking
- Outside garden store



Negotiators:
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