

36 Rosemount Estate, Dundrum, Dublin 14, D14PP38

Beirne
& Wise

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For Sale By Private Treaty

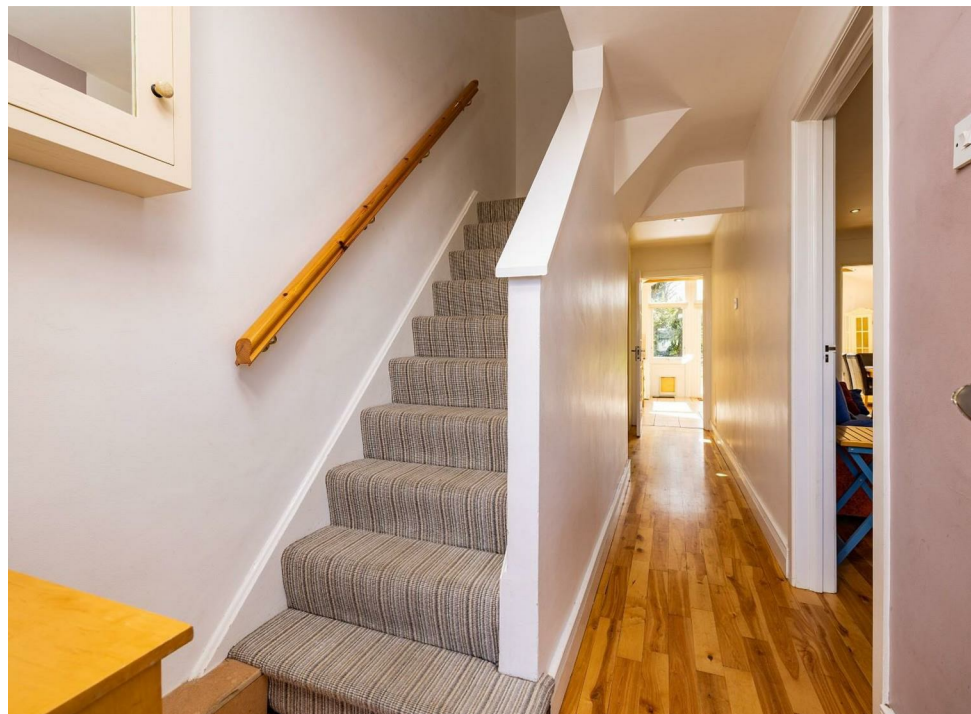


No 36 is a smart extended mid-terrace dwelling with a wonderfully large south facing rear garden with further potential to the rear with access onto Rosemount Park, subject to planning. Beyond the smart and attractive façade lies an equally inviting home which has been modernized and superbly extended to the rear, delivering the much desired contemporary airy open-plan kitchen/breakfast area. Attention to detail, good interior design and more than a touch of imagination and creativity are the key elements of this successful transformation.

The well-presented accommodation comprises; Entrance hall, guest wc, a spacious living/dining room and a stunning open plan kitchen/breakfast room overlooking the rear garden flooded in natural light. There are three bedrooms and a family bathroom at first floor level.

Nicely situated just off the Dundrum, Road Rosemount Estate links Dundrum and Goatstown making this a very convenient location in this well-established neighbourhood. A very special feature of this property is the exceptionally long rear garden - 40m max. length approx. with access from Rosemount Park which offers great potential (subject to P.P.)

The location is one of great convenience, close to all the amenities of Dundrum including the Town Centre, a good selection of established junior and senior schools, and the LUAS at Dundrum provides speedy access to city and beyond. It is within easy reach of UCD Belfield. The M50 is very accessible and there several buses routes on the Dundrum Road. The Dodder Linear Park at Milltown is just minutes away offering a pleasant walk or cycle along the river to Clonskeagh and Donnybrook.



Special Features

- Superbly extended with family sized kitchen/ breakfast room.
- Excellent location adjacent to amenities & LUAS.
- Generous off street parking
- Spacious well utilised space of 92 sq. m. (990 sq.m.) approx.
- PVC double glazed windows and doors
- South facing garden with access from Rosemount Park offering further potential (subj. to P. P.)
- 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

Welcoming hall with timber flooring, coved ceiling access to storage press and;

GUEST WC

With wc and whb with timber flooring.

LIVING / DINING ROOM

6.48m x 3.64m

This is a spacious bright room to the front with timber flooring, coved ceiling with recessed down lighters and an attractive solid fuel stove with polished granite hearth and timber mantel providing a focal point for this comfortable room. Georgian style glazed double doors lead to;

KITCHEN/BREAKFAST ROOM

4.98m x 4.00m

A wonderful full width extension and an apex roof with exposed timber beams and full height glazing which takes full advantage of the south facing rear gardens. This is a terrific space for family living and entertaining with a well-equipped "farmhouse style" kitchen with Belfast sink with timber worktops, an array of floor and wall mounted units with tiled flooring and complimentary tiled splash back. There is a built-in ceramic hob, a double oven and wine rack. The washing machine, dishwasher and fridge/freezer are included in the sale. There are four roof lights and recessed down lighters. The generous eating area has timber flooring to match the living/dining room. French doors lead to the sheltered south facing terrace.

FIRST FLOOR

With laminate flooring and access to the attic space.

LANDING

With laminate flooring and access to the attic space.

BEDROOM ONE

3.63m x 2.98m

This is the principal bedroom to the rear with laminate flooring and built-in sliding door wardrobes and overlooks the rear garden.



BEDROOM TWO

2.98m x 2.72m

To the front, this is another double room again with laminate flooring and built-in wardrobe.

BEDROOM THREE

2.72m x 2.41m

A single room to the rear with laminate flooring and a built-in press housing the GFCH boiler.

BATHROOM

Contemporary suite, fully tiled with Jacuzzi bath with screen and electric shower, wc and vanity basin with overhead mirror and chrome heated towel rail.

GARDENS

To the front there a cobble lock driveway offering generous off street parking with well-maintained hedging on neighbouring sides. The walled south / south west facing rear garden (40m long x 10 m wide- max.) is mainly in lawn with a sun drenched limestone patio, with a limestone pathway leading to a second cobble lock patio area – perfect for Al fresco dining. The secluded, walled rear garden is mostly in lawn with a selection of shrubs and specimen trees - both a gardeners and children's delight. There is most importantly good frontage and direct access onto Rosemount Park offering potential to develop (subject to P.P) as can be seen in adjoining properties.

BER

Number: 116275207

Output: 235.66 kWh/m²/yr.

BER D1



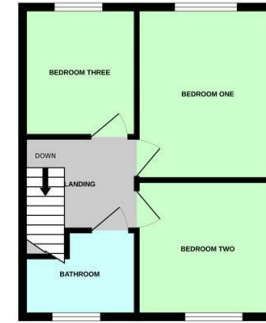




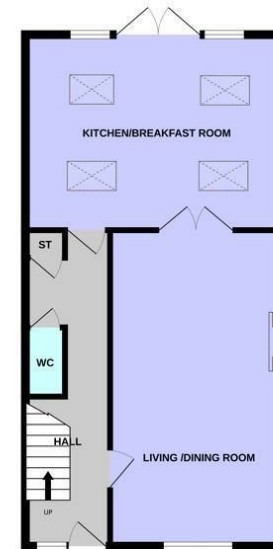


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1ST FLOOR



GROUND FLOOR



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