



22 Henley Park, Churchtown, Dublin 14. D14HY27

Beirne
& Wise



An appealing 1950's three bedroomed semi- detached family home with a delightful secluded west facing garden, nicely situated in this quiet cul de sac setting just off the Lower Churchtown Road. Though in need of some updating there is tremendous scope to extend (subject to Planning Permission) either to the side or into the secluded 72ft rear garden (approx.). There are many lovely features in the property such as high ceilings and gracious proportions. The accommodation is bright and spacious and comprises; Entrance porch leading to hall, two well-proportioned reception rooms and breakfast room leading to kitchen with a guest wc. Upstairs there are three bedrooms two of which are generous double rooms as well as the family bathroom and separate W.C.

The location is one of great convenience, within a stroll of the LUAS at Windy Arbour and Milltown Golf Club. Local shopping, coffee shops and restaurants are well provided for at Churchtown and Rathgar and all the leisure and shopping facilities of the much acclaimed Dundrum Town Centre are within an easy walk.

Special Features

- Secluded 22 m (72 ft.) long approx. west facing rear garden
- OFCH/ALARM/ Double Glazed windows
- Plenty of potential to extend subject to P.P.
- Floor area 112 sq. m. (1,205.sq.ft.) approx. including garage.
- Excellent location in quiet enclave within a short walk of the LUAS

Accommodation

PORCH

With double glazed doors with tiled floor.

HALL

Welcoming Hall with coved ceiling and access to under stairs storage and;

GUEST WC

Modern, fully tiled with concealed cistern wc, pedestal basin and extract fan.

LIVING ROOM

3.90m x 3.97m

Nicely proportioned to the front, overlooking the garden, with original coved ceiling and horse shoe shaped original tiled fireplace.

DINING ROOM

3.47m x 3.81m

Overlooking the rear garden, with coved ceiling and original tiled fireplace

BREAKFAST ROOM

2.40m x 2.40m

Fitted with floor to ceiling cupboards and open to;

KITCHEN

1.50m x 3.03m

With floor and wall mounted units with tiled splash back, plumbed for washing machine. Access to covered passage way which leads to rear garden and boiler. Door to;





GARAGE
2.42m x 4.86m
With up and over door, offering great potential to convert (subj. to P.P.)

FIRST FLOOR

LANDING
Bright and airy with side window and access to attic space.

BEDROOM ONE
3.46m x 4.0m
This is a double room to the front built in wardrobes on either side of chimney breast.

BEDROOM TWO
3.46m x 3.81m
This is another double to the rear with original bedroom sized tiled fireplace

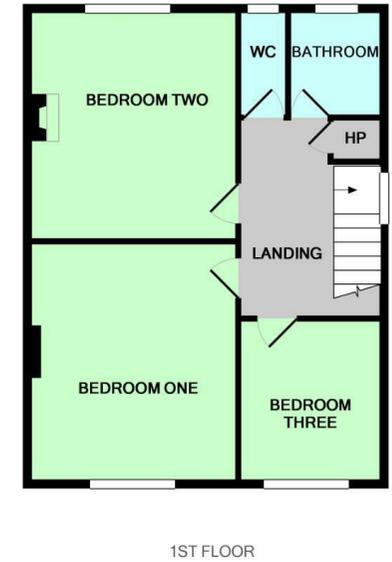
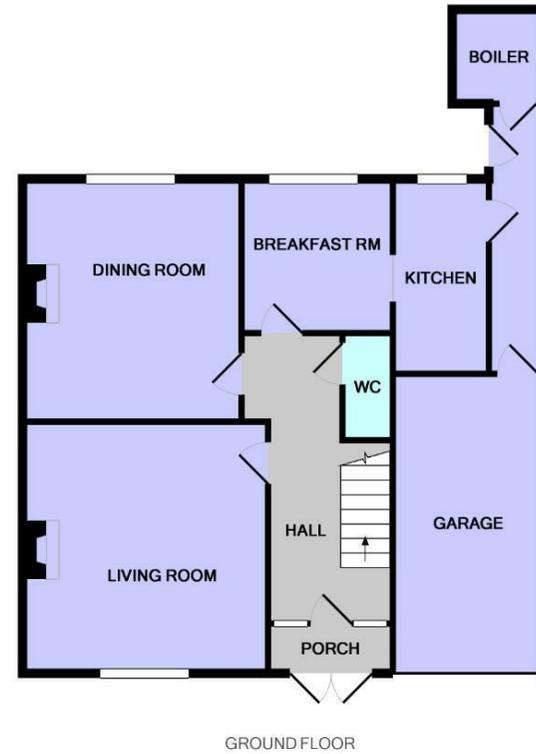
BEDROOM THREE
2.45m x 2.70m
This is a good single room to the front of the house - presently used as home office.

BATHROOM
With original bath and pedestal whb, with partial wall tiling with large wall mirror and hatch providing access to the attic space. There is a separate wc

GARDENS
The walled and gated front garden (8.7m wide x 7.7m long approx.) is traditionally laid out with perimeter planting surrounding the lawn area with old fashioned scented roses alongside the driveway which provides off street parking. There is access to the rear garden through the garage and covered passage way. With the much south after sunny westerly aspect this garden offers great privacy with a selection of mature trees and shrubs and a generous lawn area. At nearly 22 m long there is great potential to extend without compromising this lovely family garden.

BER
Number: 112339825
Output: 526.45 kWh/m²/yr.





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

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