



1 Camberley Mews, Churchtown, Dublin 14. D14W2T9

Beirne
& Wise



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For Sale By Private Treaty

View and appreciate this exceptional recently built four bedroom end of terrace family home, with a sunny south facing rear garden conveniently located in the heart of Churchtown. With an enviable A 3 energy rating, this architecturally designed property offers potential buyers a future proofed home of ultra-comfort and style. Excellent design, attention to detail, coupled with high specification materials and workmanship and a bespoke fit out with more than a touch of imagination and creativity set this home apart from the rest. This spacious and light filled home of 181 sq. m. (1,953 sq. ft.) approx. briefly comprises; Ent Hall, Living Room, Guest wc, Kitchen/ Dining, Pantry, Utility and Store Room, at First Floor level two large double Bedrooms -one Ensuite with a walk in wardrobe and family Bathroom. At second floor there are two further Bedrooms again one with Ensuite and walk in wardrobe. A wonderful roof terrace at the next level completes the picture.

No 1. is superbly situated in the Heart of Churchtown, adjacent to a host of amenities including excellent local shopping and eateries, good bus routes to the city and beyond not forgetting the LUAS at Windy Arbour & Dundrum providing speedy access to the city centre. It is within minutes of Dundrum Town Centre and all its associated leisure facilities and a selection of well-established schools as well as the amenities of nearby parks.



Special Features

- Custom made Kitchen with integrated appliances.
- Extra high ceilings.
- Thermostatically controlled heating system with air to water heat pump.
- Two designated underground parking spaces.
- Well-appointed bathroom and Ensuite (2) with pressurised showers
- South facing garden and roof terrace.
- Alarm system.

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

The welcoming Entrance Hall with full height void and overhead skylight allows lots of natural daylight with timber style flooring in a herring bone pattern.

LIVING ROOM

3.95m x 3.91m

Comfortable room with low level picture window with timber style flooring in a herring bone pattern.

Guest WC

With pedestal whb with vanity light, tiled splash back, tiled flooring, close coupled wc and chrome heated towel rail.

KITCHEN/DINING

5.14m x 3.58m

The Kitchen is fitted with custom designed modern units with island unit complete with quartz worktops and splash back with timber style flooring in a herring bone pattern. There is a built-in double oven, microwave, ceramic hob, dishwasher and integrated fridge freezer. A most practical pantry style shelved cupboard is accessed from the Kitchen. French doors lead out to a sheltered patio area taking full advantage of its sunny aspect.

UTILITY

Adjoining Kitchen and plumbed for washing machine and dryer. Access to Storage room beyond

FIRST FLOOR

LANDING

Carpeted stairs leads to Landing area with access to Hot Press.

BEDROOM ONE

4.91m x 3.12m

Spacious double room to the rear with fitted carpets and access to generous fully fitted walk-in wardrobe and access to;

ENSUITE

Well-appointed with floor and partial wall tiling with suite comprising; walk in shower with screen, close coupled wc, wall hung whb with overhead mirrored cabinet and heated towel rail.

BEDROOM TWO

3.98m x 3.21m

To the front, this is a spacious double bedroom with fitted carpets and built in wardrobes.

BATHROOM

Well-appointed with floor and partial wall tiling with suite comprising; Bath with mixer tap and overhead shower, close coupled wc, pedestal whb with overhead mirrored cabinet and heated towel rail.

SECOND FLOOR



LANDING

Again carpeted stairs that also continues up to Roof Garden.

BEDROOM THREE

4.91m x 3.12m

Spacious double room to the rear with fitted carpets and access to generous fully fitted walk-in wardrobe and access to;

ENSUITE

Well-appointed with floor and partial wall tiling with suite comprising; walk in shower with screen, close coupled wc, wall hung whb with overhead mirrored cabinet and heated towel rail.

BEDROOM FOUR

5.18m x 3.97m

To the front, this extends the full width of the house – a large double bedroom with fitted carpets and built- in wardrobes.

ROOF GARDEN

A real bonus is the wonderful roof garden nicely decked with panoramic views of the surrounding area with the Dublin Mountains in the foreground. There is also access to a very practical storage room perfect for garden furniture.

GARDEN

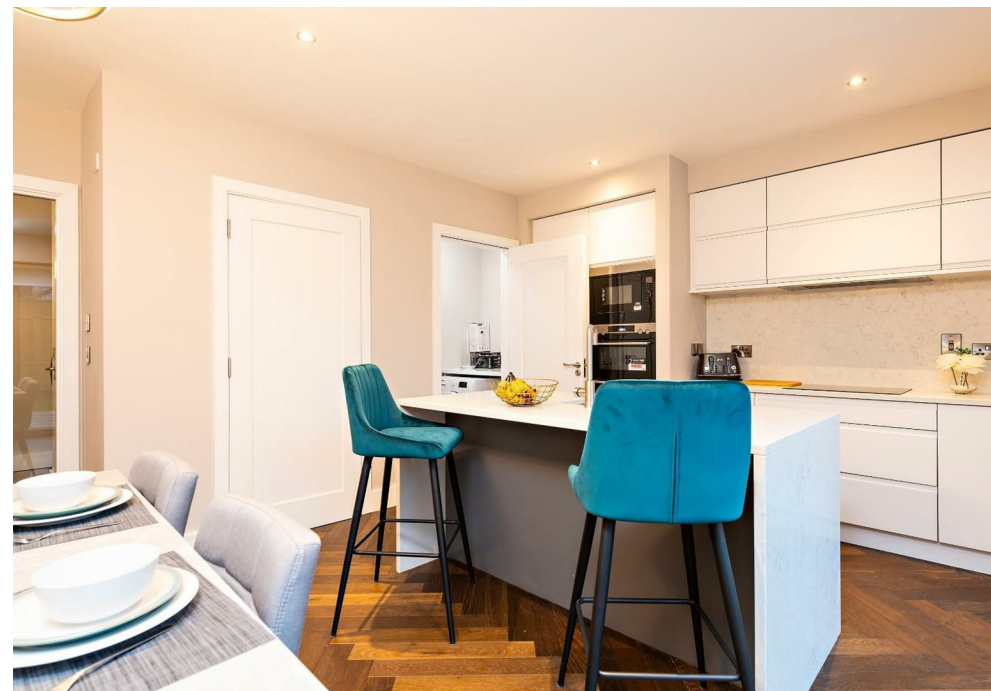
To the front there is a railed garden with a gated pedestrian entrance. The sunny south facing sheltered rear garden 8.63 m wide x 6.08m long approx. is a combination of a generous paved terrace with an easily maintained artificial lawn area. This “outside room” is perfect for outdoor living and entertaining.

BER

Number: 111585881

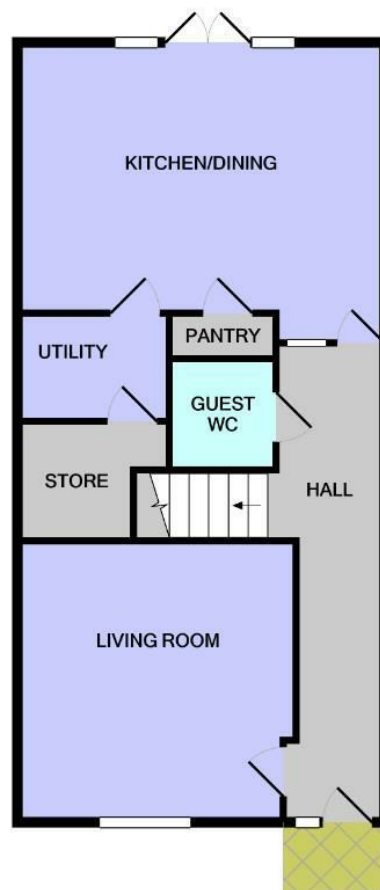
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BER A3

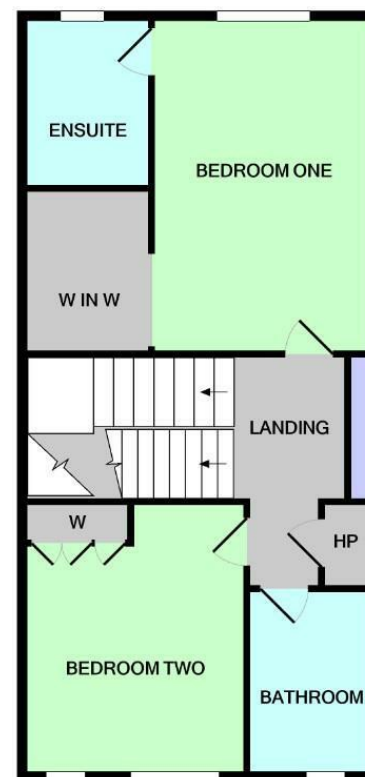




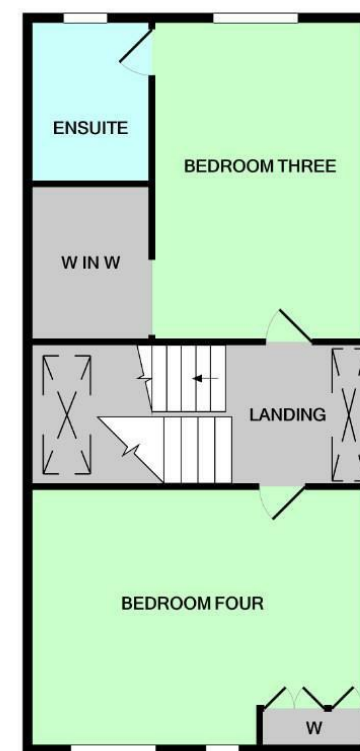




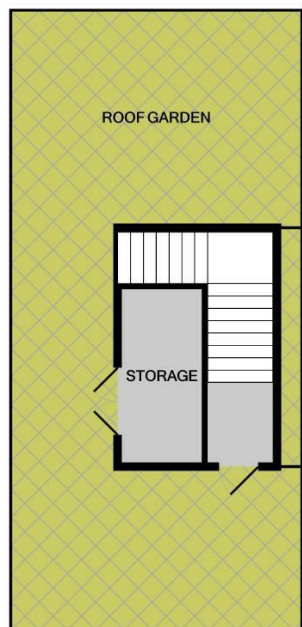
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ROOF GARDEN

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