



29 Braemor Avenue, Churchtown, Dublin 14, D14PX31

Beirne
& Wise

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Beyond this smart but modest façade lies a surprisingly spacious family home presented in good order having been much loved and well maintained by its current owners. This has the makings of a great family home with potential to extend to the rear and indeed convert the generous attic space as many of the neighbouring houses have. The well-proportioned, light filled accommodation comprises; entrance hall, two interconnecting reception rooms and kitchen on the ground floor and at first floor level there are three good bedrooms with a stylish modern bathroom.

Well situated on this mature tree lined avenue yet within minutes of all the amenities of Churchtown and Dundrum, and also bordering on the edge of Rathgar and Rathfarnham with every possible amenity on your door step. There is excellent local shopping in all directions and it is within walking distance of the Dodder linear Park connecting Bushy, Orwell and Darty parks. No 29 is also convenient to a selection of premier junior and senior schools. The LUAS at Windy Arbour provides easy access to the city and beyond and there is a reliable bus service running on the Braemor Road.

Viewing is highly recommended to appreciate all that this home has to offer.



Features

- Convenient location adjacent to a host of amenities.
- Potential to extend and possible attic conversion (subject to P.P.)
- Off street parking to the front.
- Alarm System & GFCH
- Floor Area 93 sq. (1,000 sq. ft.) approx.
- Vehicular access to the rear with garage.
- Double glazed windows.

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

PORCH

Enclosed Porch with original terrazzo flooring.

HALL

This is a spacious, inviting hall with coved ceiling, dado rail, polished timber flooring and access to the under stairs storage press.

DINING ROOM

3.91m x 3.63m

A comfortable room to the front with coved ceiling, centre rose, wall lighting points, polished timber flooring with a marble fireplace with timber surround fitted with a coal effect gas fire interconnecting via sliding doors to;

LIVING ROOM

4.12m x 3.65m

Similar to dining room -bright and spacious with coved ceiling, centre rose, wall lighting points, polished timber flooring, open fireplace and a large window overlooking rear garden.

KITCHEN

2.99m x 2.07m

Galley style - fitted with an array of floor and wall mounted units complete with tiled splash back, built-in oven and gas hob, plumbed for a washing machine and space for fridge. The opposite wall has attractive painted timber wainscoting with high level shelf. There is the original terrazzo flooring and access to the rear garden.

FIRST FLOOR

LANDING

The stairs leads to the landing area with access to all rooms and pull down ladder to attic space.

BEDROOM ONE

3.93m x 3.65m

This is a generous double room to the rear with original polished timber flooring and built in wardrobes on either side of chimney breast. The GFCH boiler is located here.

BEDROOM TWO

4.09m x 3.42m

This is another double room to the front with contemporary built-in wardrobes and polished timber flooring.

BEDROOM THREE

3.04m x 2.30m

This is a generous sized single/ small double room to the front.

BATHROOM

Stylish contemporary bathroom with co- coordinating floor and wall tiling with suite comprising; close coupled wc, vanity style whb with monochrome tap, bath with electric shower unit and mixer tap with hand held flexible hose shower head.



GARDENS

To the front the walled garden offers generous off street parking with perimeter flower beds filled with an abundance of mature shrubs, flowering plants and perennials providing year round interest. To the rear, the walled garden (14.2 m long x 5.9 m max.) wide has a lawn and patio area bordered by a selection of plants. A pathway leads to a small storage shed and the Garage (4.92m 2.30 m) approx. with up and over door and vehicular access on to the rear laneway.

BER

BER Number: 113892087

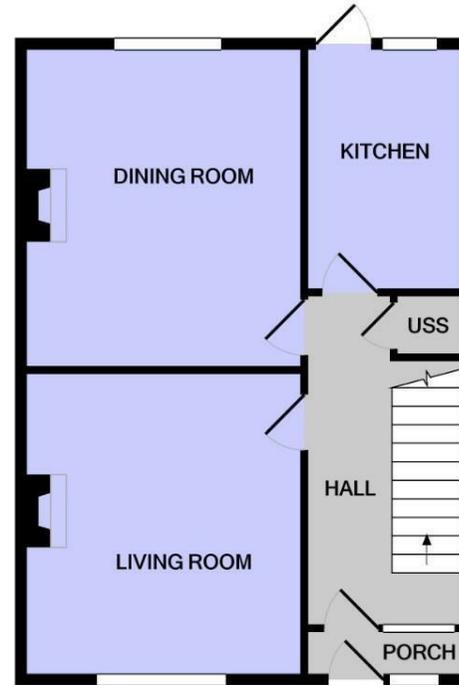
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BER D1

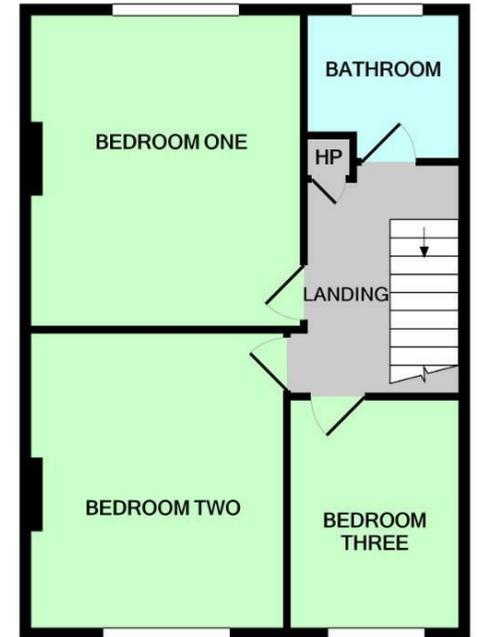








GROUND FLOOR



1ST FLOOR

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