



56 Landscape Road, Churchtown, Dublin 14, D14 YY02

Beirne  
& Wise





## 56 Landscape Road, Churchtown, Dublin 14, D14 YY02

For Sale By Private Treaty

Beyond this attractive bay windowed façade lies a surprisingly spacious four-bedroom family home with the much sought after large south easterly facing rear garden. This has been a well-maintained home by its long-time owners and retains much of its charm and character associated with early 1950's property- rooms with gracious proportions, extra ceiling height with cornicing and period fireplaces. With modernisation, this has the makings of a great family home with further potential to extend to the rear, convert the spacious attic, the garage (subject to planning permission) as many of the neighbouring houses have. The accommodation is bright and airy and comprises; entrance hall, two reception rooms, kitchen, garage and four bedrooms with shower room and separate w.c at first floor level.

Well situated on this mature leafy road, yet within minutes of all the amenities of Churchtown and Dundrum and bordering on the edge of Rathgar and Rathfarnham with every possible amenity on your doorstep. There is excellent local shopping in all directions, and it is within walking distance of the Dodder Linear Park connecting Bushy, Orwell and Dartry Parks. No 56 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.



### Special Features

- Southeast facing rear garden – 31 m long approx.
- Floor Area 121 sq. m. approx. excluding garage.
- Double glazed windows.
- Convenient location adjacent to a host of amenities.
- Potential to extend (subject to P.P.)
- GFCH.

### View

Strictly by appointment with the selling agents Beirne & Wise,  
12a Carysfort Avenue, Blackrock, Dublin, T: 01 2880900









## Accommodation

### PORCH

Porch with sliding door and attractive tiled flooring.

### HALL

This is a spacious, inviting hall with coved ceiling, access to the under stairs storage and

### DINING ROOM

4.09m x 3.94m (into bay)

A generous room to the front with bay window, coved ceiling, open shelving with period tiled fireplace (with coal effect gas fire) providing a focal point for this lovely room.

### LIVING ROOM

4.54m x 3.94m

Bright and spacious with coved ceiling, horseshoe shaped period tiled fireplace (with coal effect gas fire) and sliding patio doors to sunny rear garden.

### KITCHEN

3.87m x 3.33m

Fitted with an array of floor and wall mounted units with stainless steel sink, plumbed for a dishwasher, with space for a fridge / freezer and alcove for free standing cooker. Access to rear garden.

### GARAGE

5.04m x 2.36m

With up and over door and access from rear garden – the GFCH boiler is located here.

### FIRST FLOOR

#### LANDING

The original staircase leads to the landing area with side window, access to the hot press and there is a pull-down ladder to the attic space.

#### BEDROOM ONE

4.57m x 3.56m

This is a generous double room to the rear, with exposed original timber flooring, built-in presses overlooking the rear garden and a great skyline.



### BEDROOM TWO

4.24m x 3.56m (into bay)

This is another double room with bay window, with built-in presses and views to the front.

### BEDROOM THREE

2.90m x 2.30m

This is a generous sized single room to the front.

### BEDROOM FOUR

3.33m x 2.50m

A small double / generous single bedroom with dual aspect.

### SHOWER ROOM

Stylish modern shower room, fully tiled “wet room” style with walk in shower complete with electric shower unit and pedestal mounted w.h.b.

### W.C

With window, w.c. and w.h.b.

### GARDENS

The enclosed front garden is traditional in layout, with a driveway leading to the garage. Mature perimeter hedging screens the house from the passing eye and the lawn area is surrounded by a selection of shrubs and flowering plants providing year-round interest. The rear garden is a real gem 31 m long approx. with a sunny south easterly aspect. There is a selection of trees and shrubs dotted throughout- in need of refining to make this a great children’s play area or a gardener’s delight. It is fully walled and enjoys a lovely mature skyline, not been overlooked to the rear. There is an outside w.c. and storage shed.

### BER

BER Number: 118395912

Output: 305.99 kWh/m2/yr.



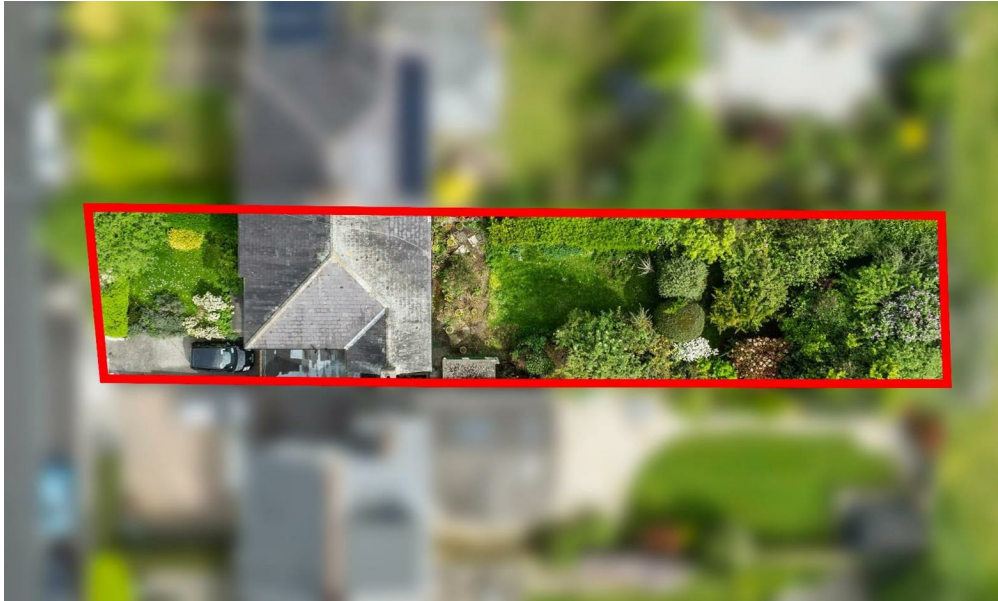










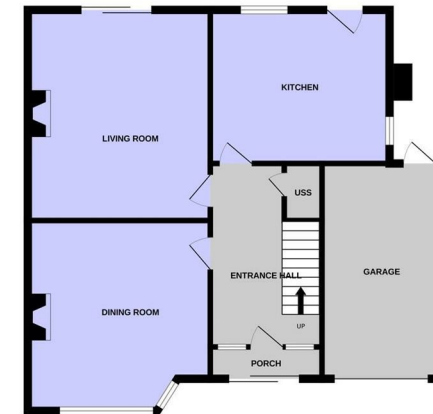


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1ST FLOOR



GROUND FLOOR



Beirne  
& Wise

12a Carysfort Avenue, Blackrock, Dublin,  
t: 01 2880900  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)