



5 Landscape Gardens, Churchtown, Dublin 14, D14RF80

Beirne
& Wise



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For Sale By Private Treaty

No 5 is a most appealing four-bedroom family home, superbly situated in this quiet and leafy cul de sac just off Braemor Road, overlooking a delightful open green and with the benefit of the much sought after sunny west facing rear garden (24 m long approx.) It takes just a short stroll to confirm the confidence in this enclave with a selection of smartly refurbished, extended and updated family homes.

Built in the mid 1950's and extended in the 1970's, this much-loved home has been well maintained over the years. All the elements – space, light and generous proportions are apparent with tremendous potential to reconfigure / extend into the garden, the attic or indeed convert the integral garage, should one desire, subject to planning. The accommodation briefly comprises; Porch, entrance hall, living room, guest w.c., dining room/family room open to breakfast room, kitchen with adjoining pantry and access to the integral garage. At first floor level there are four bedrooms with the family bathroom and a separate shower.

The location needs little introduction, with every possible amenity at hand; excellent local shopping on the doorstep as well as choice of coffee shops/ eateries in Churchtown, with Rathgar, Nutgrove and the Dundrum Town Centre all close by. It is an easy walk to the LUAS and there is good access to the M50 as well as several bus routes to the city and beyond. There is a choice of well-established primary and secondary schools all nearby, not forgetting a range of leisure facilities including the Castle and Milltown Golf Clubs, Bushy, Marlay and Parks.



Special Features

- Extended four-bedroom home.
- Wonderful 24 m long (approx.) west facing rear garden
- Floor Area: 134 sq.m. approx. including integral garage.
- Superb location in quiet enclave overlooking open green.
- Further potential to extend subject to necessary P.P.
- GFCH/ Alarm

View

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





Accommodation

HALL

With storm porch with mosaic style floor tiling, leading to spacious and welcoming hall with original coved ceiling, attractive painted panelled staircase, and access to,

GUEST W.C.

With w.c., vanity w.h.b. with overhead strip light, timber effect flooring and extractor fan.

LIVING ROOM

4.05m x 3.75m

This is a bright and airy room to the front, with original coved ceiling with a period style tiled fireplace with a timber surround, providing a focal point for this lovely room. The Georgian style glazed bi-fold doors are ideal for entertaining, interconnect to,

FAMILY ROOM

3.78m x 3.42m

Bright and airy room with coved ceiling, timber surround -period style fireplace and sliding patio door taking full advantage of the wonderful west facing garden. Open via feature arch to,

DINING ROOM

2.77m x 2.66m

With ample room to dine, again overlooking the rear garden, with access to,

KITCHEN

2.74m x 2.32m

Fitted with floor and wall mounted units with tiled splash back, s.s sink, built-in oven, hob and overhead extractor unit. There is access to both the utility area, garage and the rear garden.

UTILITY/GARAGE

2.39m x 2.06m

(Originally part of the garage) Plumbed for washing machine, dryer and dishwasher with high level cupboard and open shelving. Access to,

GARAGE

2.89m x 2.39m

A great storage facility or ready for conversion (subject to P.P.)

FIRST FLOOR

LANDING

Bright and airy with side window, with access to Hot Press and attic space.



BEDROOM ONE

4.09m x 3.37m

This is a generous double room to the front with lovely views over the communal green, with built-in wardrobes on both sides of chimney breast.

BEDROOM TWO

3.77m x 3.38m

This is a generous double room to the rear with a built-in wardrobe.

BEDROOM THREE

4.06m x 2.33m

A double room to the front (over the garage).

BEDROOM FOUR

2.77m x 2.67m

This is a spacious single room to the front with open wall mounted shelving, a built-in wardrobe- presently used as a home office.

BATHROOM

With partial wall tiling and suite comprising; bath and pedestal w.h.b. with separate w.c.

SHOWER

Louvered doors lead to step in tiled shower cubicle with electric shower unit.

GARDENS

The walled front garden provides generous off-street parking with neatly trimmed hedging and a small lawn area. The delightful west facing rear garden with a sun-drenched patio with water feature extending the width of the property with low level walling and scented jasmine hedging separating the generous lawn area. There is perimeter hedging on the boundary walls and specimen fruit trees and a well concealed timber garden shed. This is a great family garden – perfect for children's play with obvious potential to extend subject Planning Permission.

BER

Number 118237726

Output 281.34 kWh/m²/yr.

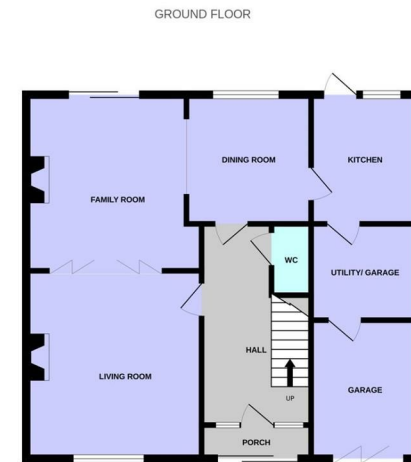








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