



107 Braemor Road, Churchtown, Dublin 14 D14YP80

Beirne
& Wise

For Sale By Private Treaty

This is an appealing redbrick three bedroom semi-detached home with a glorious south westerly 25m rear garden accessed from a gated side entrance. This spacious family home offers further potential to extend into the garden, the attic or indeed over the converted garage if desired, subject to planning. Built in 1951, No 107 retains a wonderful sense of proportion along with its original coved ceilings and light filled accommodation, already a generous 126 sq m approx..

Well positioned on the sunny side of this popular residential road – it takes just a short stroll to confirm the confidence in the area with a superb selection of refurbished, extended and updated family homes. It is a most sought after residential location.

This confidence is well justified as every possible amenity is nearby; excellent local shopping and coffee shops, within minutes of Churchtown, Rathgar, Nutgrove and of course the Dundrum Town Centre. There is easy access to the M50, the LUAS and a selection of bus routes as well as a choice of well-established primary and secondary schools nearby. Local leisure facilities include the Castle and Milltown Golf Clubs, sports clubs, and proximity to Bushy, Marlay and Orwell Parks.

Special Features

- Three bedroom home with converted Garage
- Further potential to extend subject to necessary P.P.
- GFCH and Alarm
- Glorious 25m long south westerly rear garden
- Good off-street parking
- Floor area 126 sq. m. (1,356 sq. ft.) approx.



Accommodation

HALL

With open porch leading to spacious hall with access to reception rooms and under stairs storage.

LIVING ROOM

3.89m x 3.60m

This is a bright and airy room with a feature stone fireplace and hearth, a coved ceiling and interconnects via folding doors to;

DINING ROOM

4.26m x 3.55m

With a feature tiled fireplace, fitted shelving and presses in the alcoves, a coved ceiling with a large picture window overlooking the beautiful rear garden.

KITCHEN/ BREAKFAST ROOM

5.67m x 3.01

This is a large bright room with a tiled fireplace, fitted wall and floor units and plumbed for a washing machine. There is a door to the back garden and patio area.



FAMILY ROOM

3.25m x 2.66m

This is a bright room ideal as a family room/home office or a fourth bedroom with an en-suite shower room.

SHOWER ROOM

A contemporary room with large corner shower unit, vanity press with a sink unit, wc and with fully tiled walls and floor.

FIRST FLOOR

LANDING

BEDROOM ONE

4.25m x 3.54m

This is a generous double room to the rear with a feature tiled fireplace and overlooking the rear garden.

BEDROOM TWO

3.61m x 3.54m

This is also a generous double room to the front of the house with a feature tiled fireplace.

BEDROOM THREE

2.72m x 2.62m

This is a spacious single room overlooking the front garden.

BATHROOM

This has a bath with part tiled walls and a sink unit. There is a separate wc.

OUTSIDE

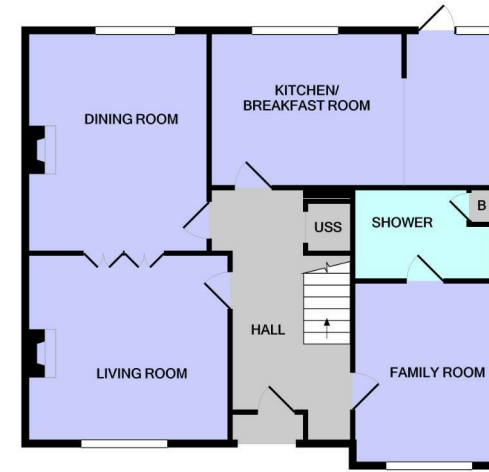
The walled front garden provides generous off street parking, with a good lawn area with border planting well stocked with heathers. The side access leads to the real gem, a 25m long x 10.5m wide south west backing rear garden. It is fully walled with a small tool shed and an extensive lawn with some border planting. It is a suntrap garden ideal for summer entertaining.

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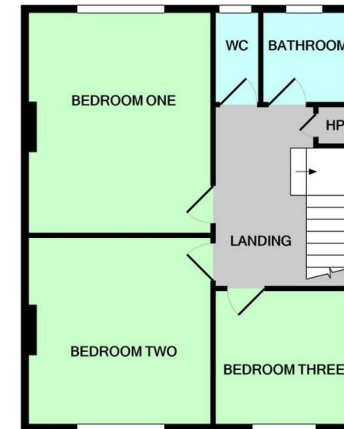
Number 112907639

Output 405.22 kWh/m²/yr





GROUND FLOOR



1ST FLOOR

Beirne
& Wise

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