



39 St. Columbanus Avenue, Dundrum, Dublin 14. D14N924

Beirne  
& Wise

## For Sale By Private Treaty



No. 39 is a most attractive mid-terrace residence well situated in this sought after development close to Dundrum, Churchtown and Milltown. The property has been refurbished, and it now presents as a stylish home ready for immediate occupation. The rear extension was remodelled and reroofed. There is off street parking to the front, and a low maintenance, westerly facing rear garden, and a garden shed with electricity, and it is plumbed for a washing machine.

No. 39 will appeal to a wide range of buyers looking to purchase in a well-established neighbourhood, it is very peaceful and quiet, yet it is close to a range of amenities, LUAS and St Stephens Green. The accommodation extends to 82 sq.m. approximately; it comprises of an entrance hall, living/dining room, kitchen, rear lobby, and a shower room downstairs. Upstairs there are two double bedrooms and a guest w.c. The attic has been converted and is ideal for a range of uses.

The location is one of great convenience, close to all the amenities of Dundrum including the Town Centre, a broad selection of established junior and senior schools, and the LUAS at Windy Arbour and Milltown provides speedy access to city and beyond. It is within easy reach of UCD Belfield. The M50 is very accessible and there several bus routes. The Dodder Linear Park at Milltown is just minutes away offering a pleasant walk or cycle along the river to Clonskeagh and Donnybrook.

## Special Features

- Excellent decorative condition throughout
- Spacious well utilised space of 82sq. m. approx.
- Potential to extend to the rear (subject to planning)
- Walking distance to bus routes and the LUAS in Windy Arbour and Milltown
- Close to Dundrum Town Centre and local amenities
- Off street parking
- OFCH

## Accommodation

### ENTRANCE HALL

With grey laminate floor, and access to the accommodation downstairs

### LIVING/DINING ROOM

6.61m x 4.54m

Overlooking the front garden, a large bright room, with tasteful grey toned laminate floor, wood stove, and sliding doors leading to the rear garden. A door opens to the...

### KITCHEN

5.82m x 2.60m (max. measurement)

L-shaped kitchen overlooking the rear garden with laminate floor, and a comprehensive range of cabinets units with countertops. A door leads to the rear hall with access to the rear garden.





#### LOBBY

With access to the garden

#### SHOWER ROOM

With laminate floor, w.c., w.h.b., wall cabinet, and a walk-in tiled shower unit.

#### UPSTAIRS

#### LANDING

Staircase leads to the landing with understairs storage.

#### GUEST W.C.

With sliding door, w.c. and a w.h.b.

#### BEDROOM ONE

4.15m x 3.27m

A spacious double bedroom to the front aspect, with grey carpet, extensive built-in wardrobes, and additional storage space.

#### BEDROOM TWO

3.34m x 2.59m

A double bedroom to the rear aspect, with grey carpet, and fitted wardrobes.

#### ATTIC

4.13m x 2.46m

Staircase leads to the converted attic, with grey carpet and Velux window, this is ideal for a range of uses, with storage in the eaves.

#### GARDENS

The front garden is bounded by railings, and it provides off street parking. The private rear garden enjoys the enviable westerly orientation and is low maintenance; paved with a patio and a garden shed with plumbing and electricity.

#### BER

Number: 116458456

Output: 271.66 kWh/m<sup>2</sup>/yr.





GROUND FLOOR



1ST FLOOR



ATTIC LEVEL



Beirne  
& Wise

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: info@beirnewise.ie  
www.beirnewise.ie

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