



34 Woodlawn Park, Churchtown, Dublin 14. D14 T625

Beirne  
& Wise



## 34 Woodlawn Park, Churchtown, Dublin 14

### For Sale By Private Treaty

This handsome double fronted detached dormer bungalow occupies a substantial site of just over a third of an acre approx. with excellent road frontage in this much admired and sought after residential enclave. Enjoying an unparalleled sense of seclusion both inside and outside, No 34 has one of the largest sites on Woodlawn Park.

Built in 1940 and as you would expect in homes of this era, there is a wonderful sense of balance with generous room proportions and extra ceiling height offering tremendous flexibility in terms of room layout, adjusting to different and changing family circumstances, so this undoubtedly could be the forever home.

The potential to extend is obvious and so many opportunities exist; to the side with the extra 5m width, space past the Garage and into the 59m long rear garden and of course to further develop the attic space (subject to Planning Permission). A stroll around Woodlawn will confirm the confidence in the area with a superb range of high-end refurbishment projects been carried out in recent times resulting in many impressive family homes.

Beautifully presented, in excellent decorative order, this light filled home has been sensitively updated, whilst retaining those much loved period features with panelled doors, dado and picture rails, stained glass windows to mention a few. Woodlawn Park enjoys an enviable position close to Rathgar, Milltown and Dundrum and most importantly within a stroll of the LUAS offering a speedy journey to the city and beyond. Dundrum Town Centre and all its associated amenities are just minutes away not forgetting excellent local shopping at Churchtown. There is a comprehensive selection of well established schools nearby, a range of sporting and leisure facilities at hand and UCD Belfield is a short distance away, as are two of south Dublin's prestigious golf clubs – Milltown and The Castle.

### View

Strictly by appointment with the selling agents Beirne & Wise.







## Special Features

- 170 sq. m. (1,829) sq.ft. approx. including integral Garage.
- Large site of 0.36 acre with 59 m long rear garden approx.
- Excellent road front - 17 m
- Tremendous scope to extend (subject to planning permission)
- Excellent location – just a stroll from LUAS
- GFCH and OFCH
- Alarm
- Double glazed windows

## Accommodation

### ENTRANCE HALL

1.72m x 9.0m

Sheltered porch with terracotta tiling and panelled front door leads to hall of elegant and gracious proportions with picture and dado rails and mat well. Painted timber sheeted double doors provide access to invaluable under stairs storage.

### LIVING /DINING ROOM

3.82m x 7.75m into bay

This was originally two rooms, dual aspect room with large bay window to the front and a south facing picture window with leafy views to the side with picture rails and wall lighting. The open fireplace with raised hearth provides a focal point for this delightful room - the perfect place for entertaining. Double doors lead to;

### KITCHEN

2.85m x 3.97m

With side window and a selection of wall and floor mounted painted units with timber worktops complimented with wonderful coloured glass tiled splash back. The ceiling is painted sheeted timber in keeping with traditional kitchens and is fitted with recessed down lighters. There is a built-in double oven, dishwasher and ceramic hob with overhead extractor. A side door provides access to integral Garage. There is a gas fired Rayburn and the traditional terracotta floor tiling continues through to the:

### BREAKFAST AREA

2.84m x 2.78m

With large picture window view taking full advantage of the glorious garden views and glazed sliding door to patio and garden.











**GARAGE**  
2.73m x 4.41m

With up and over door and is plumbed for washing machine. This could be incorporated in to the kitchen/ breakfast room if required.

**BEDROOM ONE**  
3.76m x 4.23m

Presently used as an extra reception room this adaptable room is a large double bedroom with picture rail and large bay window overlooking front garden. There is an open fireplace with raised slate hearth and timber block mantel.

**BEDROOM TWO**  
3,76m x 3.36m

Generous double bedroom with picture rail and side window. There are extensive range of built in wardrobes.

**BEDROOM THREE**  
3.76m x 3.91m

This is a double room with vertical radiator with views on to the rear garden.

**BATHROOM**

An original panelled stained glass door from the hall leads to a well-appointed family bathroom with feature stained glass panelled window. There is a bath with tiled surround and mixer tap with adjustable shower head, wc, pedestal basin with tiled splash back and overhead mirrored cabinet with large sized marble floor tiling.



**FIRST FLOOR  
LANDING**

A luxuriously carpeted stairs leads to the landing area – nice and bright due to overhead Velux roof light with recessed shelf – the perfect sunny spot for house plants and two sets of double doors provide access to large Hot Press.

**MASTER BEDROOM**  
3.15m x 5.34m

This spacious main bedroom enjoys panoramic views of the garden. There are built in mirrored slide robes with access behind to attic space.

**ENSUITE**

Again well-appointed full bathroom with Velux roof light, Jacuzzi style bath tub, with central mixer tap and overhead shower head and a separate electric power shower. There is a large vanity unit style basin, with wall lighting, wc and floor and walls are fully tiled with porcelain tiles and built in mirror. Painted timber sheeted ceiling with attractive down lighters complete the picture.

## DRESSING ROOM

2.42m x 3.5m

Presently used as additional bedroom with access to attic/eaves space with a large Velux window and a built in press/wardrobe.

## Gardens

The walled front garden is offers generous off street parking with cobble lock driveway. The garden is well shielded from the passing eye with a large planter bed with a variety of mature trees miniature conifers and flowering shrubs. Double gates with timber doors panelling provide access to the Garage and the enclosed side garden (5m wide) offering great potential to extend and provides excellent access to the rear garden.

Undoubtedly one of the finest features are the gardens associated with No 34 - measuring 59m long (mid-point) by 21m wide approx. The beautifully landscaped garden is a garden to be enjoyed by all, with an extensive patio area which runs the width of the house and glides seamlessly onto the lawned area. Extra wide herbaceous borders run the full length of the garden on both sides and are well stocked with a wonderful selection of specimen trees, flowering shrubs and perennial planting. This informal planting provides varying pleasures at different seasons -a walk down this garden is a must to see the variety of plants; rhododendrons, camellias, Tasmanian ferns to mention a few.





To the rear a mini forest of coniferous trees – great for “hide and seek” and ensures year round privacy. A spacious storage shed with dual access is well positioned in the middle of the garden. Cleverly designed the rolling lawn area is partially divided with an intimate patio area with pergola draped in climbing roses and curved flower beds again with carefully chosen specimen planting. This interruption in lawn enhances the garden and lets you fully appreciate its size. This relaxing garden is perfect for year round entertaining with outdoor lighting, a well-positioned remote control retractable awning and wall mounted heaters.

## Site Area

1,460 sq.m approx.

## BER

BER Number: 112254982

BER Output: 411.46 kWh/m<sup>2</sup>/yr

**BER** F







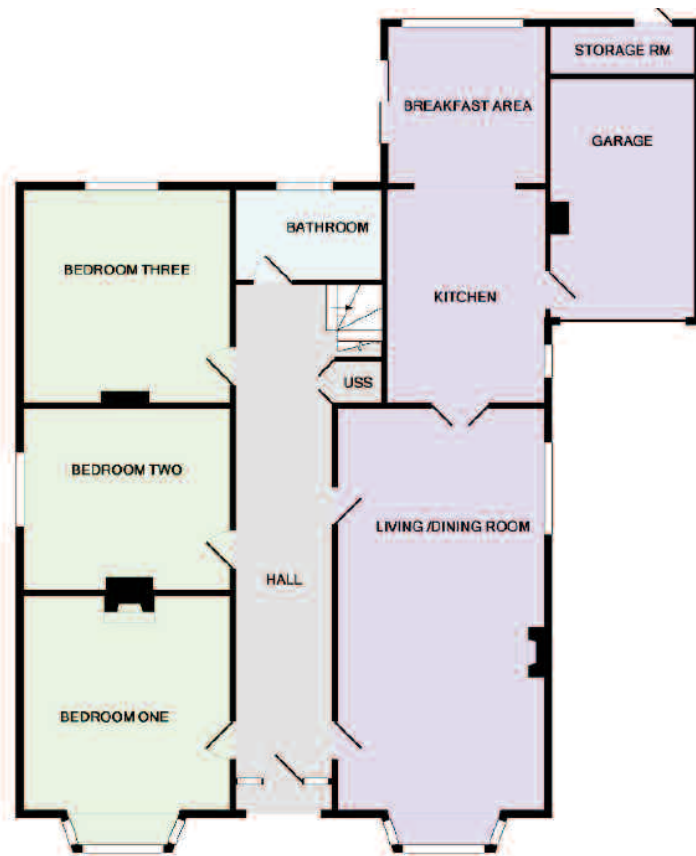




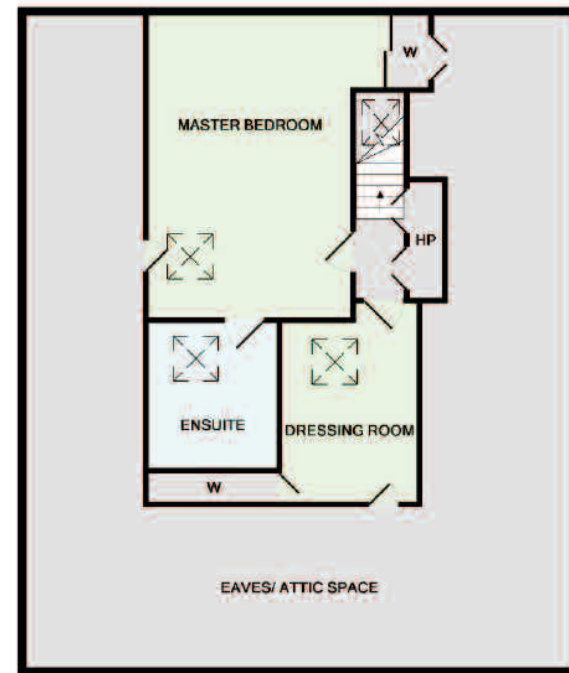




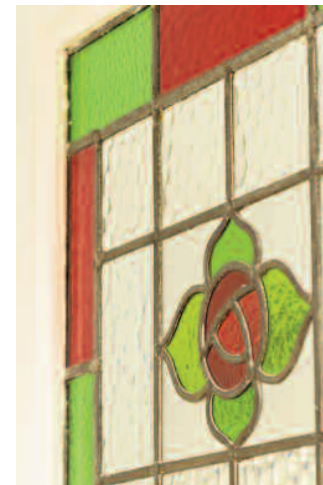
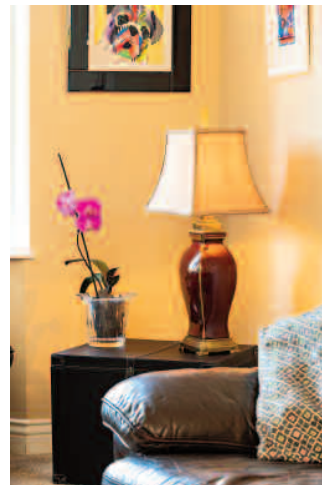




GROUND FLOOR



1ST FLOOR







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