



144 Braemor Road, Churchtown, Dublin 14, D14YF83

Beirne
& Wise



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For Sale By Private Treaty

No. 144 is a handsome, red brick, three-bedroom semi-detached home, well situated on this attractive and much sought after residential road in Churchtown. This bay windowed house is bright and spacious with large windows and well-proportioned accommodation. The same family have occupied No. 144 since it was built in the 1950's, and it has been well maintained over the years. The house would benefit from some modernisation to suit today's family's needs. The potential to extend the property is evident; convert the integral garage and/or extend over the garage, and into the large rear garden if required. (STPP). There is off-street parking to the front, and a sizeable rear garden.

The accommodation comprises of an entrance porch, hall, living room, dining room, family/ breakfast room and kitchen downstairs. Upstairs, there are three bedrooms and a modern shower room. The attic is quite large; it extends the entire floor area of the house and lends itself to immediate conversion into a very usable storage / study / bedroom space. There is an integral garage.

The location is one of great convenience; there is excellent local shopping in Churchtown and the Dundrum Town Centre, and the villages of Rathgar and Terenure are just minutes away. It is within walking distance of the High School in Rathgar, and there is a wide selection of well-established junior and senior schools nearby. Leisure facilities are plentiful with walks along the river Dodder from Orwell to Dartry Park and the playing fields of Bushy Park. The LUAS and reliable bus routes; the 14 Bus stops right outside (towards Dundrum) and right across the road (towards the city) provide easy access to the city, and the M50 is not far away. Local schools include St. Mary's, Terenure College, Loreto Abbey and De La Salle College

Special Features

- Excellent location in Churchtown and close to Dundrum, Rathgar, Terenure and Rathfarnham
- Floor area: 125 sq. m. approx. including integral garage
- GFCH and strong broadband
- Great potential to extend (subject to P.P.)
- Convenient to local shopping, schools, bus routes and the LUAS

View

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





Accommodation

PORCH

With double doors and tiled floor

ENTRANCE HALL

Bright and airy with glazed panelled door and side panels, and original ceiling coving. Access to the cloakroom and understairs storage

LIVING ROOM

3.90m x 3.70m plus bay

This is a bright room to the front aspect with a large bay window, coved ceiling and marble surround fireplace with coal effect gas fire insert. Double doors interconnect to the...

DINING ROOM

4.28m x 3.54m

This is a second spacious reception room with coved ceiling, marble surround fireplace with coal effect gas fire, and sliding patio doors leading to the rear garden

FAMILY / BREAKFAST ROOM

3.79m x 3.02m

This room overlooks the rear garden, it has an electric fire, and a door leads to the kitchen

KITCHEN

3.01 x 1.86m

A galley style kitchen, with a range of floor and wall mounted units complete with tiled splash back, sink and tiled flooring. There is access to the rear garden and a door leads to the garage...

INTEGRAL GARAGE

5.39m x 2.83m

Accessed from the kitchen, this has fitted storage units and is plumbed for a washing machine, it provides ample storage space and offers great potential to convert to an additional room if required. The gas boiler is located here

FIRST FLOOR

LANDING

The hot press is located on the landing

BEDROOM ONE

3.70m x 3.59m plus bay

This is the principal bedroom to the front aspect, with bay window and built-in wardrobes



BEDROOM TWO

4.29m x 3.59m

This is a good-sized double bedroom to the rear, again with built-in wardrobes

BEDROOM THREE

2.78m x 2.63m

A generous single room to the front

SHOWER ROOM

Contemporary, recently installed shower room, it features grey tiled floor and complimentary white tiled walls. Complete with a shower cubicle with screen and a Triton electric shower unit, w.c. and w.h.b. There is access to the attic.

GARDENS

The front garden is traditional in layout with well-trimmed perimeter hedging which screens the house from the passing eye. The easily maintained gravelled section has replaced the original lawn area, and there is parking for several cars, and access to the garage. To the rear, the large walled garden (15m x 9.6m approx.) is laid out mainly in lawn with two patio areas, this is a very private space and due to the nature of the growth is not overlooked. There is a block built shed and an outside w.c.

BER

Number: 118300797

Output: 353.83 kWh/m2/yr.

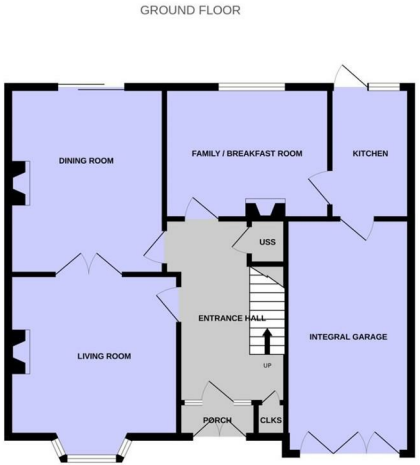








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