



6 Sweetmount Mews, Dundrum, Dublin 14. D14K6F3

Beirne  
& Wise



## For Sale By Private Treaty



This is an exceptionally spacious two bedroomed semi-detached house with the much sought after westerly rear garden. With an extra wide side entrance there terrific potential to extend to both the rear and to the side (subject to necessary planning permission). Nicely positioned in this quiet enclave just off Sweetmount Avenue, No 6 is within minutes of all the amenities that Dundrum has to offer. It has excellent investment potential given the substantial rents in the locality.

Newly decorated both internally and externally, this is a bright and well -proportioned house with a wonderfully spacious open plan style Living / Dining room with double doors off to the kitchen area. Upstairs there are two very generous double bedrooms with the bathroom in between

The location can only be described as one of great convenience, within easy access of the LUAS, and selection of buses providing links to UCD and beyond. There is a dedicated bus service to Dublin airport via the M50 motorway. Not only is there excellent shopping in Dundrum and Churchtown there are a selection of cafes and restaurants all within walking distance. This is a family friendly area with a selection of schools nearby as well as choice of parks and recreational facilities at Airfield Estate, St Enda's and Marely Park.

This could be the perfect home for first time buyers or indeed those considering moving to a smaller home yet wishing to remain within their own locality.



## Features

- Spacious living area
- Extra wide side entrance leading to walled west facing garden
- Potential to extend to the rear and / or the side (subject to P.P)
- Quiet cul-de-sac location adjacent to all the amenities of Dundrum.
- Floor area 78sq.m. approx.
- Gas heating system

## Accommodation

### HALL

With attractive panelled front door – this is a bright hall due to window at landing level.

## KITCHEN

2.72m x 1.91m

To the front with feature bay window fitted with an array of wall and floor mounted kitchen units, with tiled splash back and a stainless steel sink overlooking the front garden. There is plumbing for a washing machine and a dishwasher as well as an extractor unit over the built in oven and electric hob.

## LIVING/ DINING ROOM

4.2m x 6.86m (max dim)

This is a wonderful space, extending the full width of the house - a great room for entertaining large numbers. A period style (coal effect gas fire) provides a focal point for this comfortable room with coved ceilings, centre roses and warm timber style flooring. There is access to invaluable under stairs storage which houses the boiler and alarm system. A patio door leads to the sheltered west facing garden.

## FIRST FLOOR

### LANDING

With attractive mahogany stair rail, (tongued and grooved flooring throughout at first floor level) with access to Hot Press and Attic Space

### BEDROOM ONE

4.2m x 2.85m

This is a generous bedroom to the front with built in wardrobes

### BEDROOM TWO

4.2m x 2.95m (max dim)

Enjoying far reaching views over the city and beyond from this elevated site. This again is a good double room with built in wardrobes

### BATHROOM

With suite comprising; bath complete with Triton Electric Shower, pedestal mounted wash hand basin and W.C.. There is an overhead openable roof light and partial wall tiling.

### GARDEN

Located in this quiet cul de sac, there is generous onsite parking. A walled front garden with cobble lock pathway leads to the front door and a gated side entrance provides access to the sheltered rear garden 7.1m wide x 12.5m long offering lots of possibilities to extend to the rear and the side. The walled rear garden is in lawn and enjoys great privacy and a sunny aspect – a blank canvas for gardener's enthusiasts.

### BER

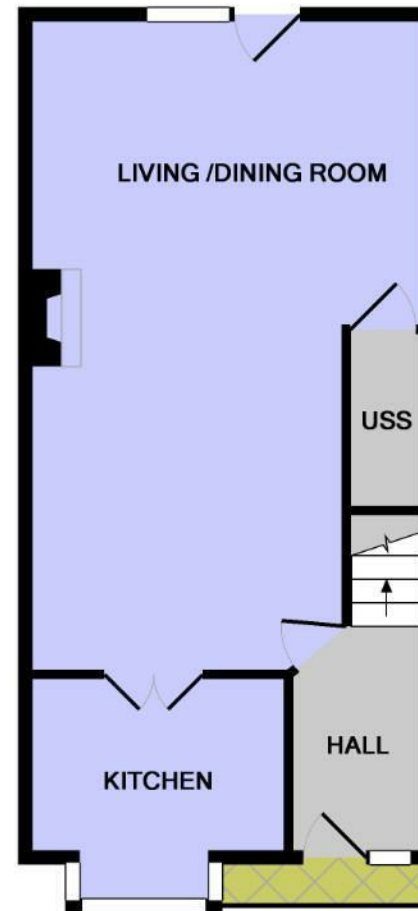
Ber No. 111972907

Output. 314.4 kWh/m2/yr.

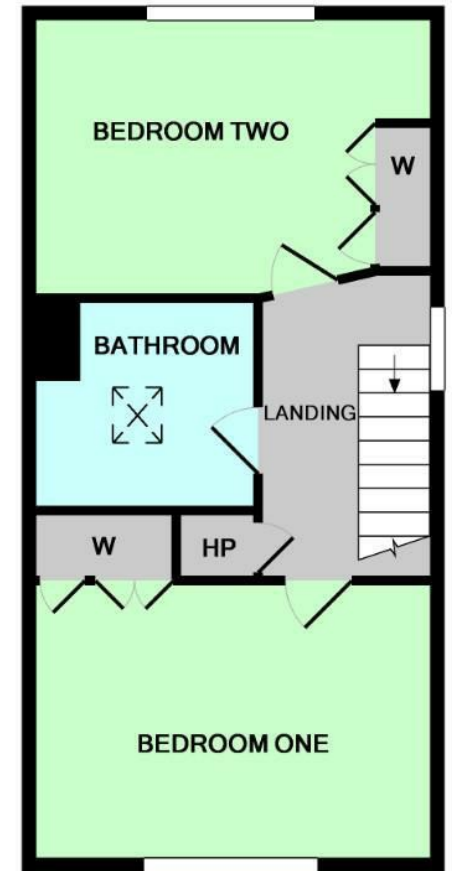
**BER E1**







GROUND FLOOR



1ST FLOOR

**Beirne  
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