



11 Mount Carmel Road, Goatstown, Dublin 14,

Beirne
& Wise

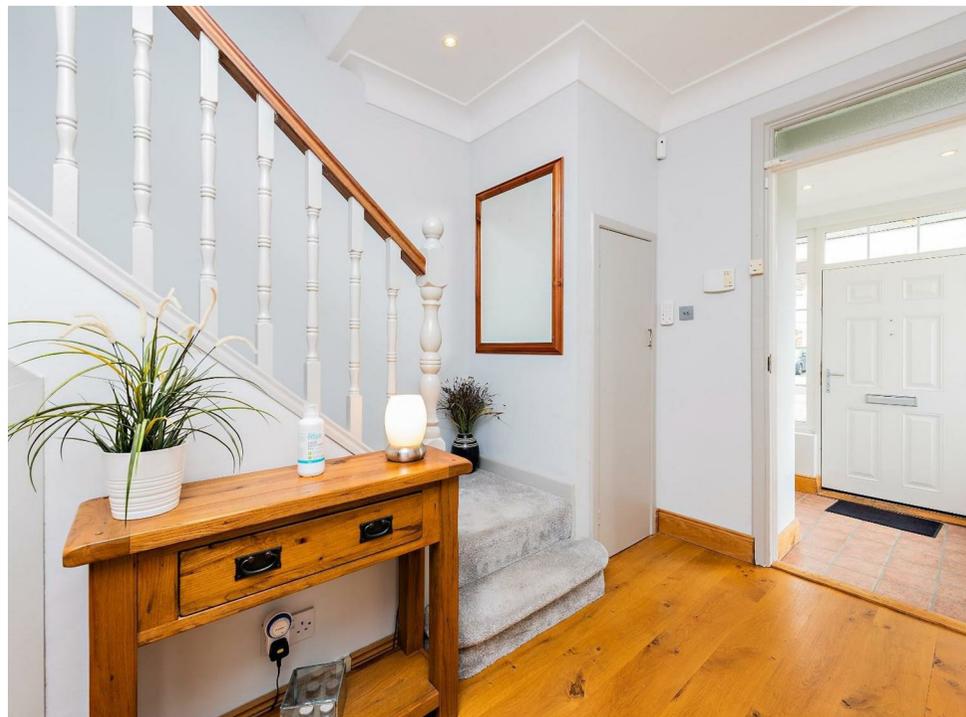
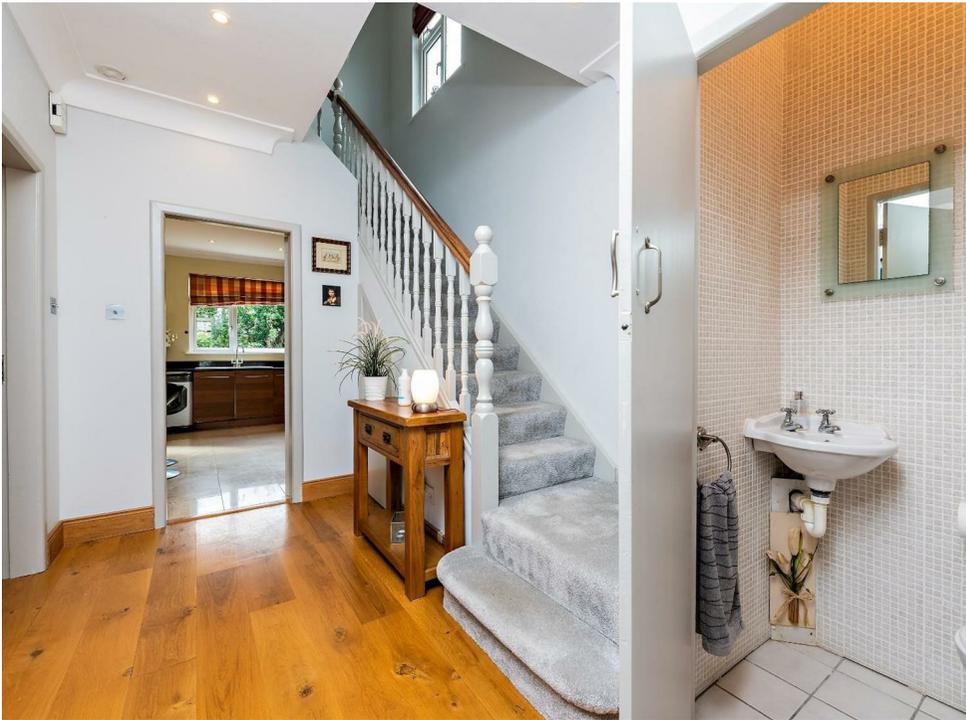
11 Mount Carmel Road, Goatstown, Dublin 14,

For Sale By Private Treaty

View and appreciate this smartly extended semi- detached home with the bonus of a self-contained unit -ideal for independent living for a family member or home office/ home income. No 11 is nicely situated on the sunny side of the road in this much sought after residential enclave with the perfect large, south westerly facing rear garden. Beyond the smart façade is an equally inviting and well-presented family home with a well-designed interior layout. The self-contained unit has its own dedicated entrance, kitchen/ living room, bedroom and shower room all on the ground floor.

Built in the 1950's this family home has rooms of generous proportions coupled with extra ceiling height making this a bright and airy home. It has been carefully maintained and upgraded in recent years however there is still plenty of scope to extend into the rear garden or indeed above the self-contained unit (subject to planning permission). The accommodation comprises; hall, guest wc, two interconnecting reception rooms, a modern kitchen/ breakfast room and three generous bedrooms at first floor, complimented by a well-appointed, contemporary bathroom.

Offering convenience to a family's daily living, Number 11 is within walking distance of the LUAS, excellent local shopping, within easy reach of all the amenities that Dundrum, Stillorgan and Goatstown have to offer. There is a selection of well-established junior and senior schools to choose from. UCD Belfield is nearby as are the parklands of Deerpark and the wonderful Overend Airfield Estate, not forgetting easy access to the city centre, the M50 and the N11.



Special Features

- Self -contained unit / home office
- Updated and modernised home
- Wonderful south westerly facing rear garden
- Floor area 143sq. m. (1,538 sq. ft.) approx.
- Large block built shed to rear (9m x 4.3m approx.)
- Alarm and GFCH
- Within minutes walk of 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

Fully glazed spacious porch with access to hall and self-contained unit.

HALL

An inviting hall with wide plank solid oak flooring, access to under stairs storage and;

GUEST WC

With whb and wc.

LIVING ROOM

3.78m x 3.43m

This is a bright spacious room to the front with an open fireplace fitted with a coal effect gas fire providing a focal point for this comfortable room. Solid oak flooring continues through to the;

DINING ROOM

4.34m x 3.43m

Again a well-proportioned room with French doors lead out to sun-drenched patio deck and patio areas. There are double doors to the kitchen.

KITCHEN / BREAKFAST ROOM

4.31m x 2.51m

Spacious kitchen fitted with a range of contemporary Shaker style floor and wall-mounted units with tiled flooring. There are granite worktops and a breakfast bar. There is an integrated fridge/freezer, dishwasher and plumbing is provided for a washing machine. There is a built-in oven, microwave, gas hob with overhead extractor and a double sink.

SELF-CONTAINED UNIT

KITCHEN/LIVING ROOM

5.87m x 2.30m

To the front of the property with direct access from driveway this is a comfortable space with overhead roof light directly over kitchen area. There is tiled flooring throughout and the kitchen area is fitted with modern units incorporating electric cooker and is plumbed for a washing machine.

BEDROOM

2.69m x 2.30m

With overhead roof light and built-in wardrobe, door to the shower room.

SHOWER ROOM

Fully tiled with suite comprising; wc, whb and shower with a hot press.

FIRST FLOOR



LANDING

Spacious landing with access to pull down ladder to attic space.

BEDROOM ONE

4.34m x 3.45m

This is a well-proportioned principal bedroom with extensive built in wardrobes and drawers and original varnished floor boards. There are lovely views of the rear garden and adjoining parkland.

BEDROOM TWO

3.81m x 3.45m

This is another double room with built in wardrobes and varnished floorboards.

BEDROOM THREE

2.67m x 2.57m

This is a very generous single room/twin room to the front with built in wardrobe/press with varnished original floor boards.

BATHROOM

Contemporary, fully tiled with Jacuzzi bath compete, large walk in shower with Triton Power Shower, whb, wc and towel radiator.

GARDEN

To the front the walled front garden is in cobble lock offering excellent off street parking for several cars with perimeter flower beds with specimen Acer tree and a selection of flowering shrubs. The wonderful rear garden 21 m long x 9 m wide approx. with an enviable south westerly aspect is a delight and well screened from the parklands behind with a purpose built shed (9m x 4.3m approx.).

There is sheltered deck area leading of the French doors and a patio area extending the width of the property- perfect for Al Fresco dining. The garden is mainly in lawn perfect for children's play.

BER

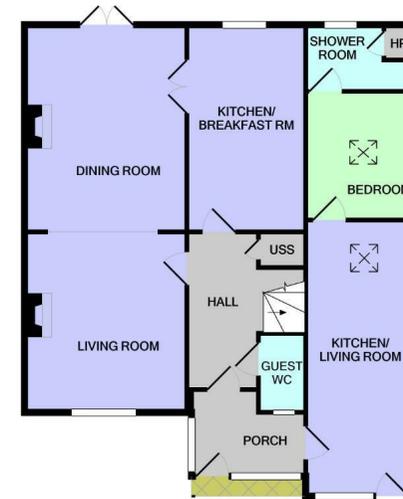
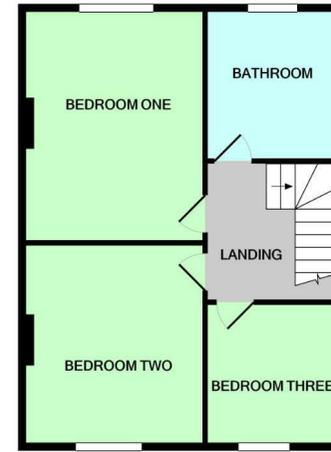
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