



41 Carrickmount Drive, Churchtown, Dublin 14, D14YO44

Beirne  
& Wise



## 41 Carrickmount Drive, Churchtown, Dublin 14, D14YO44

For Sale By Private Treaty

No. 41 is a stylish mid-terrace residence well situated in this mature residential location in Churchtown. The property was extended and extensively refurbished in 2018, with interior insulation installed throughout, BER rating B3, rewired, replumbed, Combi boiler, central heating all controlled by wireless Viessmann heating controls, pump system for excellent water pressure, a wireless alarm system, and it now presents as a stunning home ready for immediate occupation. Special features include the double glazed windows with fitted blinds, porcelain tiled floors throughout downstairs, LED spotlights, the spacious open plan living/dining/kitchen, new fitted kitchen and bathrooms. The interiors are tasteful and smart, and the overall impression is modern simplicity. There are front and rear gardens, and a shared, gated side entrance leads to the rear garden. There is off street parking for two cars in the front, and on street parking spaces.

No. 41 will appeal to a wide range of buyers looking to purchase in a well-established neighbourhood, the location is very family friendly, especially this road where there are many families who all connect together with a real sense of community, and a feeling of a safe, and friendly neighbourhood. The accommodation extends to 109sq.m/1,173sq.ft approximately; it comprises of an entrance porch, hall, guest w.c., utility, and a large kitchen/dining room, this is open plan with the reception room downstairs. Upstairs there are two double bedrooms (one with an ensuite shower room), one single bedroom and a bathroom. There is access to the converted attic, this is ideal for a range of uses.

The area has undergone a revival and is one of great convenience, close to all the amenities of Churchtown, Nutgrove and Dundrum, including Nutgrove SC and Nutgrove Retail Park, and the Dundrum Town Centre. There is a good selection of established junior and senior schools.

It is within easy reach of the City Centre, and the M50 is very accessible. There are several buses routes, and Dundrum Luas Station within easy access. There are numerous parks located close by, Loretto Park, Marley Park, Rathfarnham Castle Park, St Enda's Park and Bushy Park.



### Special Features

- Excellent decorative condition throughout
- Spacious well utilised space of 109sq. m (1,173sq.ft) approx.
- Walking distance to bus routes and extensive shopping amenities
- Off street parking for two cars

### View

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





## Accommodation

### ENTRANCE HALL/PORCH

With porcelain tiled floor, inset doormat feature, and discreet under stairs storage

### GUEST W.C.

With porcelain tiled floor, wall cabinet with mirror, w.c. and w.h.b.

### KITCHEN/DINING ROOM

5.80m x 3.57m

A very stylish and modern kitchen decorated in cool white tones. It features every modern convenience; integrated Bosch oven and hob, extractor fan, dishwasher and integrated bin drawer. There is a comprehensive range of wall and floor mounted units with quartz counter tops, a kitchen island with quartz counter and a wood feature, and additional storage units below

### RECEPTION ROOM

5.73m x 4.59m (max. measurement)

A large inviting living space with picture windows to let in light, and it overlooks the landscaped garden and terrace

### UTILITY

This is plumbed for a washing machine and there is room for a dryer, with bespoke counter top above. There are fitted hanging rails and shelves

### UPSTAIRS

A wooden staircase leads upstairs to the spacious landing, there are bright laminate floors throughout, the bathrooms being an exception with porcelain tiled floors

### BEDROOM ONE

4.60m x 2.83m

A generous double bedroom to the rear aspect, with laminate wooden floor, and built in king size bed head board

### ENSUITE

This ventilated room with a velux skylight is tastefully tiled throughout, it features a walk in tiled shower area with inset shelving, glass doors, and chrome shower fittings including rain shower and hand attachment. There is a w.c., heated towel rail and a w.h.b. set in a vanity cabinet with mirror overhead

### BEDROOM TWO

3.56m x 3.26m

A bright double bedroom to the front aspect, with laminate wooden floor

### BEDROOM THREE

2.97m x 2.41m

A single bedroom to the front aspect



### BATHROOM

Presented in neutral tones with a velux skylight, this ventilated bathroom is fully tiled with a custom wall mirror, w.c., heated towel rail, w.h.b. set in a vanity unit with mirror overhead, and a bath tub with a large shower attachment

### ATTIC

Accessed via a pull down ladder, this space is ideal for a range of uses, and the view of Dublin City from the attic window is spectacular especially at night. The Combi boiler is located in the attic, hot water is available on demand throughout the house

### GARDENS

The gardens are a special feature of the property; the front garden is bounded by walls, and there is a tarmac driveway providing off street parking for two cars. The gated, (shared) side entrance leads to the rear garden. The private rear garden was landscaped in in 2018, it is laid out mostly in lawn with planted beds, mature trees and a concrete patio area. There is a garden shed with lighting and sockets. There are outdoor sockets and a tap in the garden

### BER

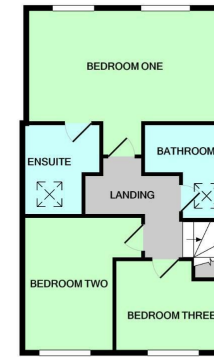
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Output 131.51 kWh/m2/yr

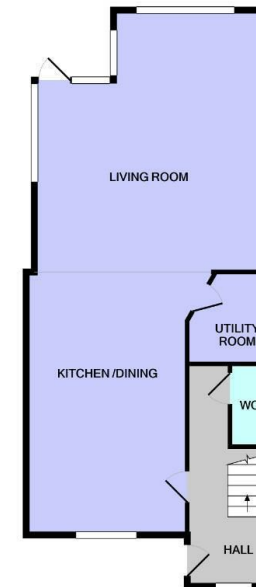








1ST FLOOR



GROUND FLOOR

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