



12 Braemor Drive, Churchtown, Dublin 14, D14N927

Beirne
& Wise

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For Sale By Private Treaty

No. 12 Braemor Drive is an attractive, extended, three bedroom, end of terrace family home, well situated in a quiet cul de sac setting in this mature enclave just off the Braemor Road.

The house is bright and spacious and has been well maintained over the years with well-proportioned accommodation. Though requiring some modernisation this could be the perfect home for first time buyers or those seeking a trade down to a more manageable home. There is potential to extend to the rear, if required without compromising the garden. The accommodation comprises; Entrance hall, two interconnecting reception rooms, open to a spacious kitchen. Upstairs there are 2 generous double bedrooms, a spacious single bedroom and bathroom.

The location is one of great convenience; being within a stroll of excellent local shopping and the Dundrum Town Centre and the villages of Rathgar and Terenure are just minutes away. Within walking distance of the High School in Rathgar, 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 or the playing fields of Bushy Park. The LUAS and reliable bus service provides easy access to the city and the M50 is not far away.



Special Features

- Excellent location in quiet cul-de-sac setting
- Pedestrian side and rear entrance to rear garden.
- Further potential to extend to the rear / an or into Attic space (subject to P. P)
- GFCH
- Floor area: 101 sq. m. (1087 sq. ft.) approx.

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

With open porch area, with original coved ceiling and access to under stairs storage.

LIVING ROOM

3.66m x 3.34m

This is a large bright room to the front with coved ceiling, timber surround/marble insert open fire with French doors interconnecting to;

DINING/FAMILY ROOM

3.94m x 3.66m

Comfortable room with coved ceiling, fireplace fitted with enclosed gas fire, incorporating the gas fired central heating boiler. The Hot Press is located here with storage cupboard. This is open to the;

KITCHEN

4.46m x 2.75m

Overlooking the rear garden, extended part of the house and is fitted with an array of floor and wall mounted timber units with great worktop space, incorporating a built-in double oven, gas hob with overhead extractor, integrated fridge/ freezer. There is a roof light and door to rear garden.

UTILITY ROOM

2.98m x 2.07m

The original kitchen - with a wash hand basin and high level cupboards. Plumbing is provided for a washing machine and dryer. There is access to the rear garden.

FIRST FLOOR

LANDING

Spacious landing with access to attic space.

BEDROOM ONE

3.95m x 3.64m

This is a large double room to the rear with modern built-in wardrobes incorporating a dressing table and vanity mirror.

BEDROOM TWO

3.35m x 3.22m

This is a good double room to the front with built-in wardrobe.

BEDROOM THREE

3.11m x 2.54m

Generous single room to the front with built in wardrobe and open shelving.

BATHROOM

Partially tiled, with bath, whb and wc.



GARDENS

The delightful walled front garden with gated pedestrian pathway divides the garden into two lawn areas. Traditional in layout, this well maintained garden has perimeter hedging on one side and mature shrubs on the other with a fragrant flowering Lilac tree and a contrasting Japanese maple/ acer tree to welcome you. A gated side entrance leads to the north westerly rear garden. There is a sheltered sandstone patio area which enjoys the westerly sun and a pathway runs along the boundary wall leading to rear door to the laneway behind. There is perimeter flower beds with wall growing climbers and both a concrete and timber shed.

BER

Number: 116459694

Output: 445.77 kWh/m²/yr.









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1ST FLOOR



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