



45 Weston Road, Churchtown, Dublin 14, D14R821

Beirne  
& Wise

## 45 Weston Road, Churchtown, Dublin 14, D14R821

Number 45 is a distinctive, double fronted, semi-detached family home that has been extended and tastefully upgraded in recent years under the watchful eye of its current owners and their architect. It now presents as a light filled home with exacting finishes and a good balance of both living and bedroom accommodation over two levels. Some of the bespoke finishes include the hand crafted fitted kitchen, the built in wardrobes, cloakroom and living room cabinetry by Noel Dempsey, Hansgrohe showers and taps, a HD security camera system with remote access and it is wired throughout for ethernet ports to name but a few. The result is an exceptional family home of great charisma and personality. Such is the level of refurbishment, No. 45 is now a “future proofed” home with an enviable B2 Building Energy Rating, not easily achieved in a house of this era.

The accommodation comprises; entrance hall, living room interconnecting to open plan kitchen/dining/family area, study, cloak room, guest wc and utility and at first floor level four good bedrooms, one en-suite, with a family Bathroom. There is generous off street parking with electric gates to the front and to the rear a fabulous west backing rear garden, 36m (115 ft) approx. with an extensive granite patio and stocked with raised beds and specimen planting.

The convenience of this location cannot be overstated, number 45 is within walking distance of the LUAS, excellent local shopping at Churchtown and Dundrum Villages as well as the much acclaimed Dundrum Town Centre and its associated leisure facilities. There is a wide selection of primary and secondary schools within easy reach and Marlay, St Enda’s and Bushy Park are just minutes away as is the wonderful Airfield Estate. The M50 is very accessible and there is a choice of bus routes offering access to the city centre, UCD and beyond.

### Special Features

- Floor area 155 sq. m. (1,668sq. ft.) approx.
- Motorised blinds in the kitchen/living area
- HD security cameras and alarm system with remote access
- Side access to 36m long west backing garden
- Built in speakers in kitchen, living room and main bathroom
- Electric gates with remote access
- Wallbox electric car charging point
- Oak timber flooring by The Hardwood Flooring Company
- Minutes to LUAS
- Higher ceiling height than the original

### 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

This is a welcoming hallway with porcelain floor tiling. This space is light and airy with access to most rooms and double doors to the open plan living/kitchen area with views to the garden beyond. There is a discreet but useful coats area with storage off and under stairs storage.

### LIVING ROOM

4.37m x 3.54m

This is a lovely room to the front of the house with a bay window. It has a feature marble fireplace with a Stanley solid fuel stove inset with double box doors leading to the dining room.

### DINING ROOM

3.38m x 2.93m

This space is nicely situated between the living room and the kitchen area with open display shelving.

### KITCHEN / FAMILY ROOM

7.62m x 5.07m max

A visually stunning room with a pitched ceiling with skylight, two large sliding doors to granite patio and garden. The bespoke cutting-edge kitchen by Noel Dempsey offers extensive floor and wall mounted units combined with the island worktop by Miller Bros. It incorporates an integrated Miele dishwasher, AEG appliances to include an induction hob, Combi oven and a steam Oven. The well positioned recessed sink has a top of the range Quooker filtered drinking and boiling water tap and the large island unit is perfect for casual eating. There is a clever larder press complete with interior lighting and power points ideal for everyday appliances. The family/living area is generous and features wall to wall built in bespoke cabinetry with a built in speaker system and it overlooks the west backing rear garden. There are motorised blinds fitted here also.

### STUDY

2.85m x 2.11m

A bright room to the front of the house ideal as a study/office or playroom.

### UTILITY ROOM

This has wall and floor mounted units, is plumbed for washing machine and dryer and has a door to the side passage.

### GUEST WC

This has a tiled floor, part tiled walls and has a w.c. and a wall hung w.h.b.

### FIRST FLOOR

#### LANDING

The landing has a skylight daylight tunnel and has access to the attic space. There is a generous hot press.

#### BEDROOM ONE

4.12m x 3.56m into bay

This is the principal bedroom overlooking the front garden, with built in bespoke wardrobes.



#### EN SUITE

This is beautifully appointed with fully tiled walls and floor with under floor heating. There is a large shower cubicle with dual drench shower fittings by Hansgrohe. There is a w.c., w.h.b. and a heated towel rail.

#### BEDROOM TWO

4.01m x 3.56m

Another double sized room to the rear with extensive built in wardrobes by Noel Dempsey.

#### BEDROOM THREE

2.74m x 2.15m

This is a generous single room to the rear.

#### BEDROOM FOUR

3.65m x 2.15m

A third double room to the front aspect.

#### BATHROOM

This is luxuriously appointed with under floor heating, a deep soaking bath tub, separate shower, w.c. and w.h.b. with a heated towel rail. It has built in speakers, fully tiled walls and floor with fittings by Hansgrohe and recessed shelving.

#### OUTSIDE

The walled front garden provides excellent off-street parking with electronic remote control gates. There is an electric car charging cable, border planting with a variety of shrubs and standard rose bushes. Gated side access leads to the rear. The rear garden, 36m x 9.2m approx., is west backing and is beautifully landscaped. There is a large granite patio area ideal for summer entertaining, and it features a number of raised flower beds, well-stocked with a variety of year round colour. There is a Steeltech garden shed, garden lighting, power and water points and a playhouse and swing set. It is laid out mainly in lawn and has wonderful views and skyline.

#### BER

Number 113562110

Output 117.46 kWh/m2/yr







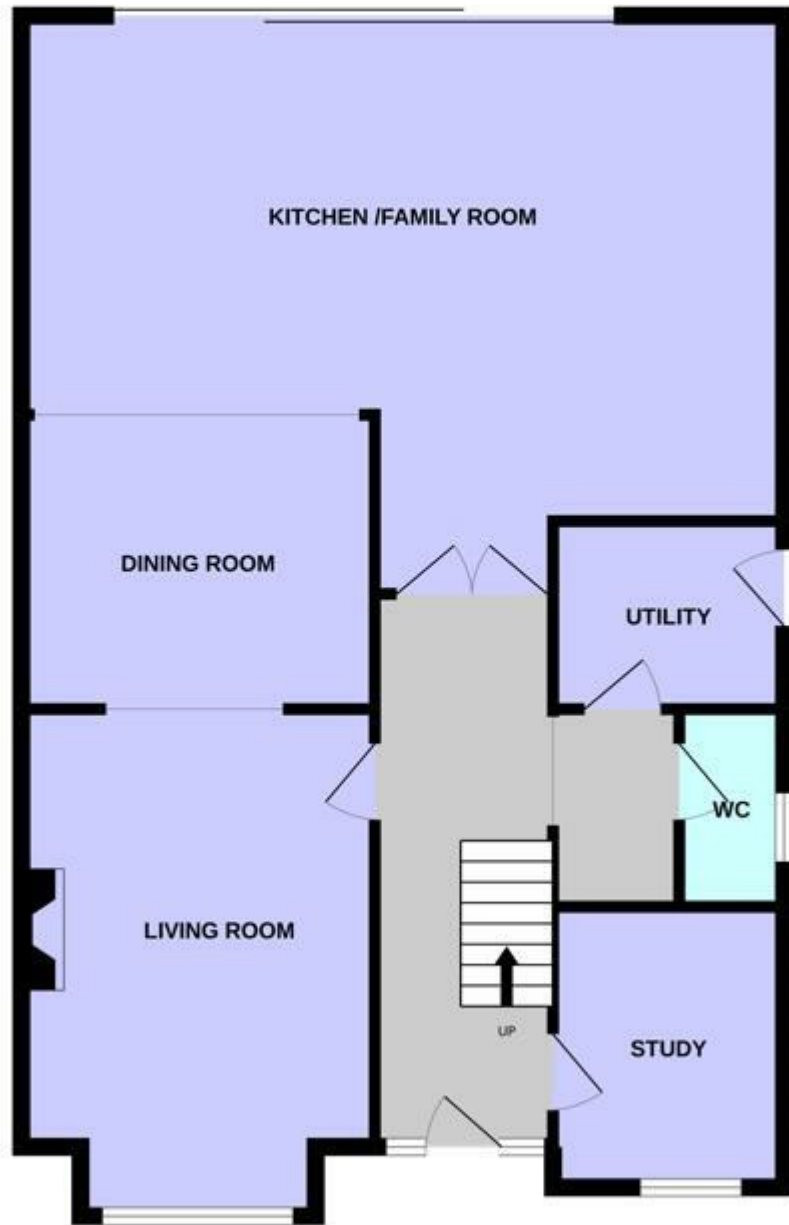




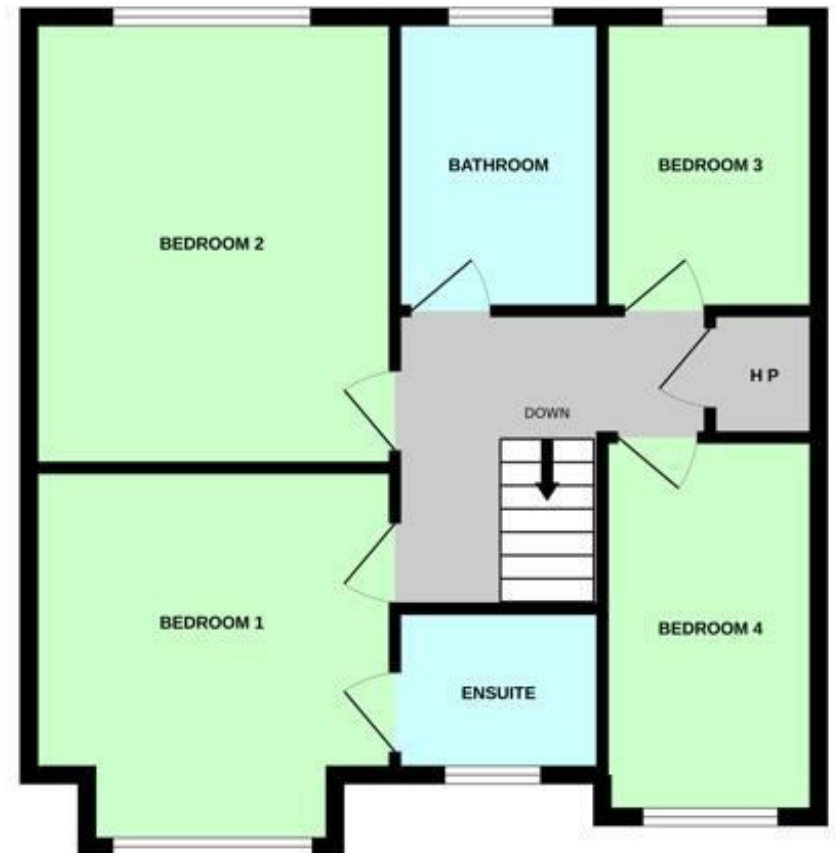




GROUND FLOOR



1ST FLOOR





PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Beirne  
& Wise

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)