



12 Landscape Crescent, Churchtown, Dublin 14, D14EH11

Beirne
& Wise

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For Sale By Private Treaty

View and appreciate, this superbly extended, double fronted, four bedroom home, well located on this leafy residential road, with a wonderful aspect overlooking the sports grounds of De La Salle School. This substantial semi-detached family home (176 sq.m. approx.) has been elegantly updated in a classic contemporary style and the result is a home of great personality and charisma. There is a wonderful balance of both living and bedroom accommodation with rooms of generous proportions coupled with extra high ceilings, making the rooms bright and airy. The layout comprises; Entrance porch, hall, guest w.c., family room, two interconnecting reception rooms, kitchen/ breakfast room with adjoining sun room and a spacious utility room at ground level. Upstairs there are four bedrooms, the principal bedroom benefits from a dressing room and ensuite facilities and there is the family bathroom and a walk-in hot press. All this is complimented by well-maintained front and rear gardens with generous off street parking.

The location is one of great convenience; there is excellent local shopping in Churchtown, Rathfarnham and the Dundrum Town Centre, and the villages of Rathgar and Terenure are just minutes away. 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 and the playing fields of Bushy Park, Marlay and St Enda's are just minutes away as is the wonderful Airfield Estate. The LUAS and reliable bus routes provides easy access to the city and beyond, and the M50 is not far away.

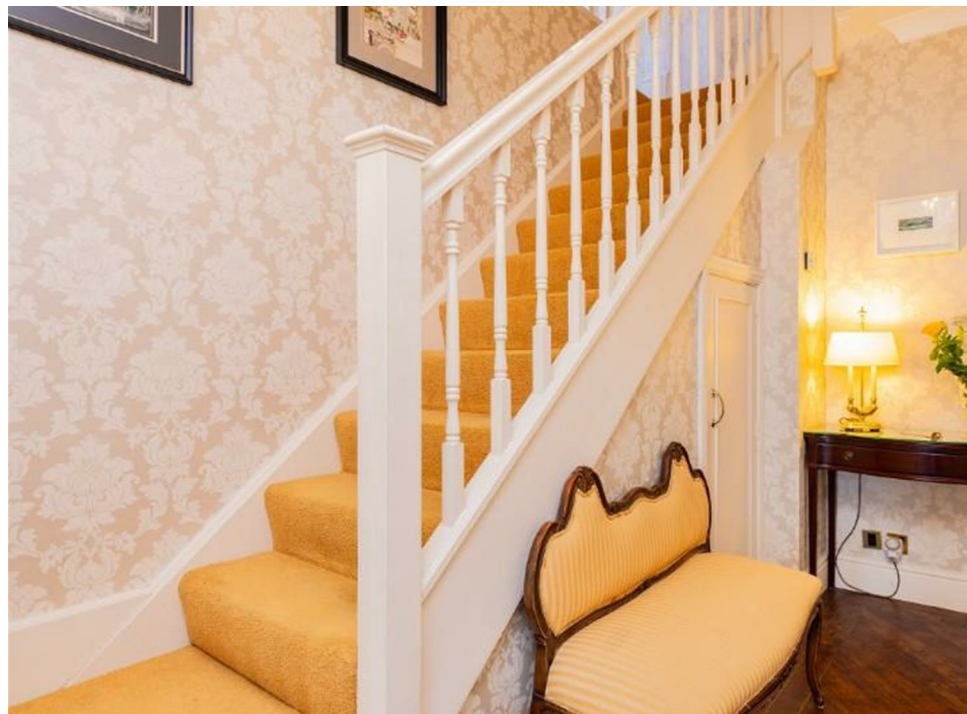
Viewing is highly recommended to appreciate all that this superbly presented home has to offer.

Special Features

- Extended family home, presented in excellent order.
- Principal bedroom with adjoining dressing room and ensuite.
- Floor area 176 sq. m. (1,894 sq. ft.) approx.
- Four reception rooms offering great flexibility.
- Landscaped easily maintained front and rear gardens
- OFCH/ Alarm

View

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







Accommodation

ENTRANCE PORCH

Front door with leaded glass inserts, chequered floor tiling. Access to;

ENTRANCE HALL

This is a welcoming entrance with original coved ceiling, centre rose, beautiful and practical Amtico flooring, picture lighting, and access to;

GUEST WC

Well appointed, full tiled with close coupled w.c., corner w.h.b., delightful porthole window with leaded and stained glass insert.

FAMILY ROOM

4.07m x 2.64m (plus bay)

Multi-purpose and adaptable room with bay window, coved ceiling and recessed down lighters.

DINING ROOM

4.87m x 3.91m (plus bay)

This is a bright spacious and extended room to the front with bay window, original coved ceiling, picture lighting, wall lighting points and attractive contemporary style radiators.

LIVING ROOM

4.26m x 3.57m (plus bay)

Again extended with a large curved window offering space for an additional sofa, with views of the rear garden. An impressive period style white marble fireplace provides a focal point for this comfortable room. There is the original coved ceiling, ceiling rose, picture lighting and wall lighting points.

KITCHEN /BREAKFAST ROOM

5.40m x 3.00m

With ample room for dining with recessed down lighters, pendant lighting points and timber flooring with window looking on to the sun room. This is a contemporary U-shaped kitchen with an array of wall and floor mounted units with polished granite worktops complimented by attractive tiled splash back. There is a built-in ceramic hob with an overhead extractor, double oven and microwave and integrated dishwasher. Access to;

UTILITY ROOM

2.72m x 1.80m

Plumbed for washing machine and dryer with counter top and wall mounted units, high level cupboards and space for a large American style fridge freezer.

SUN ROOM

4.43m x 3.81m max. dims

Taking full advantage of the garden views with recessed down lighters, twin sky lights and tiled flooring. Again a very flexible space. Double doors to garden.

FIRST FLOOR

LANDING

Spacious landing with attractive stair case with access to a walk-in Hot Press.



BEDROOM ONE

4.25m x 3.58m

This is the principal bedroom overlooking the rear garden with a built-in dressing table. Access to

DRESSING ROOM

2.65m x 2.40m

Well designed, with great wardrobe space, recessed lighting, window and storage cupboard. There is a fold-down ladder to attic space. Access to;

ENSUITE

Well appointed, fully tiled in an attractive white marble style tile with suite comprising bath, separate shower cubicle and screen with thermostatic shower valve, close coupled w.c., chrome towel radiator and bespoke granite topped vanity unit with w.h.b. with side glass fronted presses.

BEDROOM TWO

BEDROOM TWO

3.63m x 3.58m

This is another double room to the front with wall to wall wardrobes with modern sliding doors and track lighting.

BEDROOM THREE

2.69m x 2.64m

To the front, presently fitted out as home office with built-in desk, storage units and open shelving.

BEDROOM FOUR

2.62m x 2.61m

This is a good room to the front with a built-in wardrobe and dressing table.

BATHROOM

Attractive, fully tiled family bathroom with recessed down lighters, sky light, with suite comprising; bath with screen with thermostatic hand held shower head, pedestal w.h.b and close coupled w.c.

GARDENS

The walled front garden is easily maintained with lovely granite faced cobble lock paving offering generous off street parking bordered by planter beds with a selection of flowering shrubs. The meticulously maintained rear garden (16.8m x 9.55 m max dims) is well secluded with all round mature perimeter planting. The garden is divided into two sections with a generous patio area extending the width of the property with brick faced raised planter beds full of summer colour with an opening to the lawn area. There is a purpose built storage room (1.84 m x 4.8m approx.) with w.c. and OFCH

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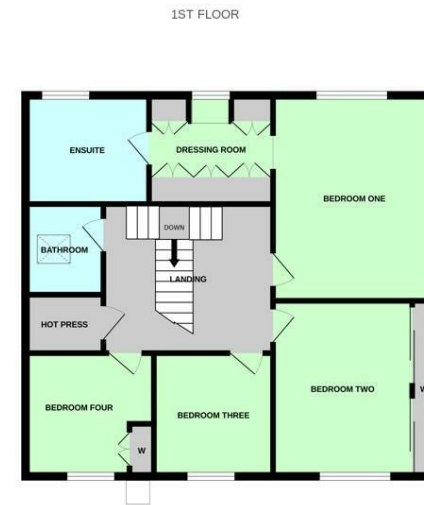
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