



29 Camberley Oaks, Churchtown, Dublin 14, D14C9Y5

Beirne
& Wise

29 Camberley Oaks, Churchtown, Dublin 14, D14C9Y5

For Sale By Private Treaty

View and appreciate this smart three-bedroom home, well situated in a quiet cul de sac off a magnificent tree lined avenue just off the Upper Churchtown Road. Presented in good condition, No 29 has been updated with many bespoke design features resulting in a truly contemporary and comfortable home ready and waiting for its new owners.

Recently redecorated in neutral tones, the light filled accommodation offers excellent use of space with clever storage solutions and attention to detail coupled with a high standard of finish set this home apart from the rest.

The location is one of great convenience, tucked away in this peaceful enclave yet within a stroll of friendly supermarket and eateries which will meet your essential day to day living needs, not forgetting the much-acclaimed Dundrum Town Centre nearby. The Luas at Dundrum/ Windy Arbour is within walking distance and the M50 motorway is easily accessible. There is a selection of well-established junior and senior schools nearby as well as a selection of parks and leisure facilities.



Special Features

- Shaker style Kitchen with appliances.
- Energy efficient LED down lighters.
- Floor Area: 94 sq. m. approx.
- GFCH
- Contemporary Bathroom and Ensuite.
- Floored Attic with pull downstairs.
- Potential to extend to the rear (subject to P.P)

View

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





Accommodation

HALL

With attractive leaded stained glass panelled front door, this welcoming hall has a tiled floor, coved ceiling with recessed down lighters and bespoke contemporary under stairs storage drawers.

STORAGE

Originally a Guest WC but presently used for storage, plumbing disconnected but w.c. & w.h.b. could be reinstated.

LIVING ROOM

5.16m x 3.30m (plus bay area)

Comfortable room to the front with wide plank oak laminate flooring, coved ceiling, and centre rose, dimmable central light, and a timber surround fireplace fitted with a coal effect gas fire. There are bespoke modern built-in cabinets with low level storage and open shelving. Double doors lead to

KITCHEN / DINING ROOM

5.16m x 3.45m

Extending the width of the house with tiled flooring, generous dining area with dropped pendant table lighting points. The kitchen is modern with an array of wall and floor mounted shaker style units with co-ordinating tiled splash back, built-in self-cleaning oven and induction hob with overhead stainless-steel extractor. The dishwasher, fridge/freezer and washing machine are included in the sale.

FIRST FLOOR

LANDING

A carpeted stairs leads to spacious landing area with recessed down lighters, access to the hot press and a pull-down ladder leads to the floored attic space.

BEDROOM ONE

5.16m x 3.42m (max.)

To the rear, this is the principal bedroom - generous in size with built-in wardrobes and vanity unit with access to.

ENSUITE

Refreshingly different-fully tiled with royal blue coloured wall tiles and suite comprising w.c., w.h.b. with overhead vanity light, chrome towel radiator and shower tray with screen complete with pressurised shower.

BEDROOM TWO

3.27m x 2.90m (plus bay)

This also is a double room to the front with recessed lighting with feature window, built-in wardrobe with vanity unit and mirror and recently sanded and polished timber flooring.



BEDROOM THREE

2.72m x 2.25m

This is a single room with polished timber flooring, storage press and open shelving

BATHROOM

Contemporary, fully tiled with recessed down lighters, suite comprising; bath complete with pressurized shower and screen, tabletop vanity basin with overhead light, w.c. and a chrome towel radiator.

GARDEN

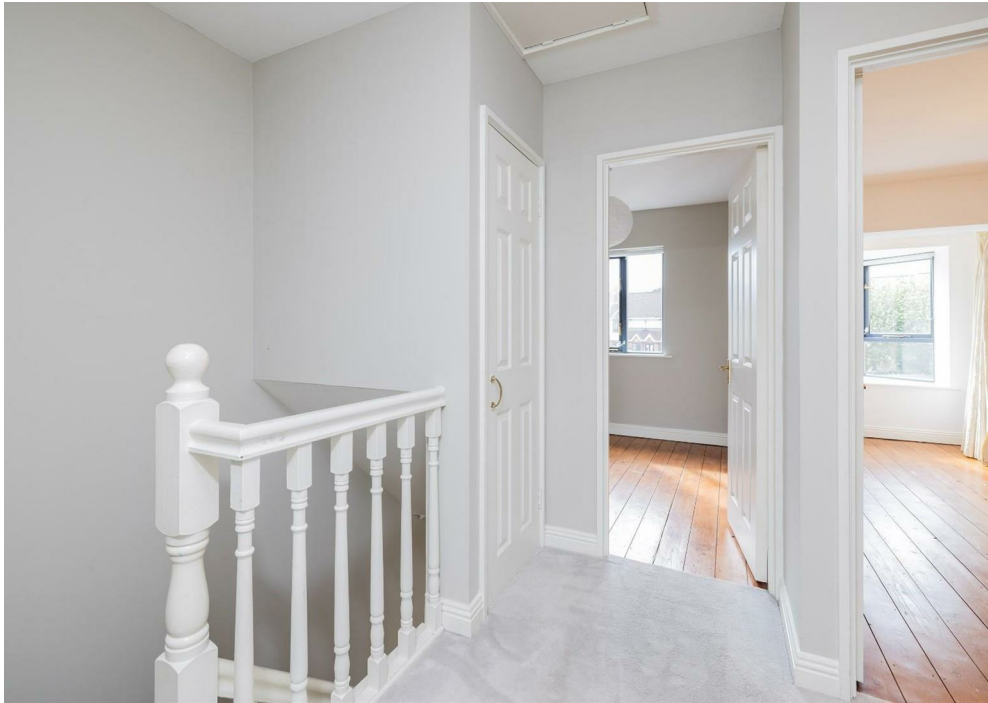
The front garden is easily maintained with a pleasant cobble lock driveway with a pebbled planter bed with a selection of trees and shrubs. The rear garden enjoys a wonderful sense of seclusion with a sheltered sandstone patio which takes full advantage of the westerly sun. There is a lawn area with ornamental trees, climbing roses which run along the boundary fencing and a timber shed and an outdoor tap complete the picture.

BER

Number : 101986602

Output: 183.70 kWh/m2/yr.

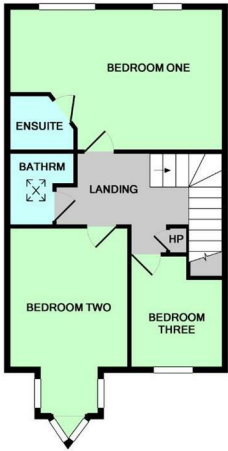




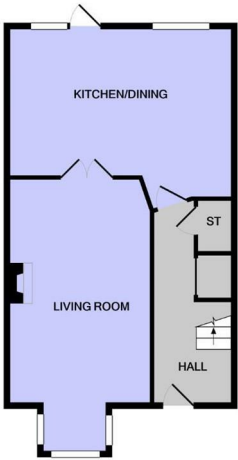




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1ST FLOOR



GROUND FLOOR

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