



DUBLIN 14 | 63 Weston Road, Churchtown

01-296 3662

A fantastic opportunity to acquire this family home with immense potential just a short stroll to Dundrum and Churchtown Villages, Dundrum Shopping Centre and the Luas. This property is ideal for young families, avails of a westerly aspect and benefits from a substantial side garden and garage offering vast potential to further develop.

The well-proportioned accommodation briefly comprises of on ground floor level an entrance hallway, dining room, living room, kitchen and conservatory. Upstairs there are three ample sized bedrooms and family bathroom. There is off-street parking to the front for two vehicles and large side garden approx. (18.6m x 9.6m) offering scope to extend subject to planning permission. Rear garden benefits from a sunny westerly aspect and extends to approx. 9.5m (31ft).

This property is located within easy access of the excellent shopping facilities at Dundrum and Churchtown Villages, Dundrum Town Centre and Luas station. There are numerous bus services in the locality all within a short walking distance of the property. The surrounding area enjoys excellent transport link with the M50 motorway within minutes' drive allowing access to Dublin and the surrounding counties. There is an excellent choice of schools close by including Notre Dame, De La Salle and Mount Anville as well as a wide choice of recreational amenities including Meadowbrook Leisure Centre and Swimming Pool, Airfield, Marlay Park and Milltown golf club just a short drive away.



Features

- Three bed family home
- Unbeatable location - minutes' walk from Dundrum and Churchtown Village with numerous shops, schools and other local amenities
- Garage with scope for additional living or bedroom space
- Rear garden with westerly aspect approx. 9.5m (31ft)
- Side garden with scope for extending
- Off-street car parking for two vehicles
- Double glazed windows
- Gas fired central heating
- Alarm system fitted
- Nearby to Luas, bus routes and M50
- Total floor area approx. 100 sqm (1,076 sqft)





Accommodation

ENTRANCE HALL: 4.43m x 1.76m (14'6" x 5'9") carpeted with under stairs access to garage.

DINING ROOM: 3.24m x 3.54m (10'8" x 11'7") with feature plaster work, coving, solid fuel open fireplace with marble surround and hard wood flooring.

LIVING ROOM: 6.36m x 3.93m (20'10" x 12'11") carpeted with gas coal effect fire with marble surround.

KITCHEN: 4.34m x 2.87m (14'3" x 9'5") fully fitted kitchen with range of kitchen units and cupboards, one and half bowl stainless steel sink unit, tiled splashback, built-in appliances, Indesit oven and electric hob.

CONSERVATORY: 2.34m x 4.70m (7'8" x 15'5")

UPSTAIRS

LANDING: 1.78m x 2.10m (5'10" x 6'11") with access to the attic.

BEDROOM 1 (TO FRONT): 3.48m x 3.56m (11'5" x 11'8") carpeted with fitted wardrobes.

BEDROOM 2 (TO REAR): 3.54m x 4.13m (11'7" x 13'7") carpeted with built-in wardrobes. Stira access to the attic.

BEDROOM 3 (TO FRONT): 2.55m x 2.33m (8'4" x 7'8") single room with built-in wardrobes.

BATHROOM: 3.03m x 1.80m (9'11" x 5'11") with w.c., w.h.b., bath with electric shower over and lino floor.

OUTSIDE

GARAGE: 2.64m x 4.88m access from entrance hall and front.

To the front is there is off-street car parking for two vehicles, with large front and side garden which measures approx. 18.6m x 9.6m. This would allow further development to the house, subject to planning permission, making it into a substantial residence in the future. The rear garden extends to approximately 9.5m (31ft), predominantly set out in mature lawn with westerly aspect.

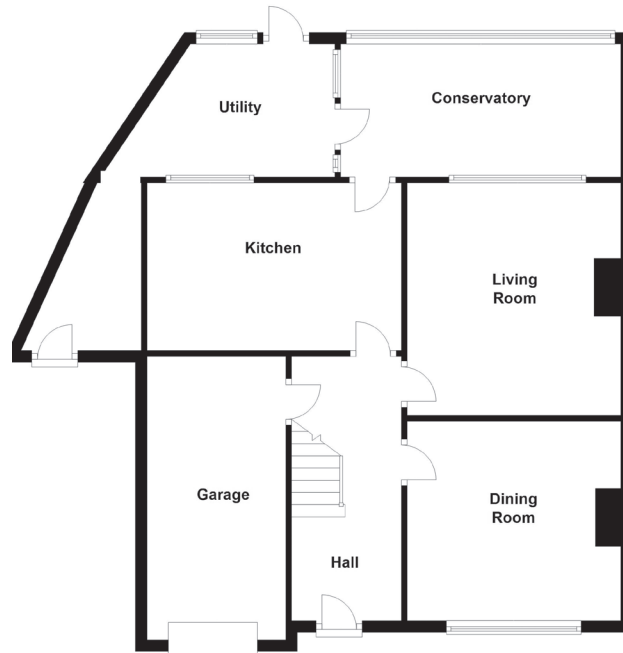




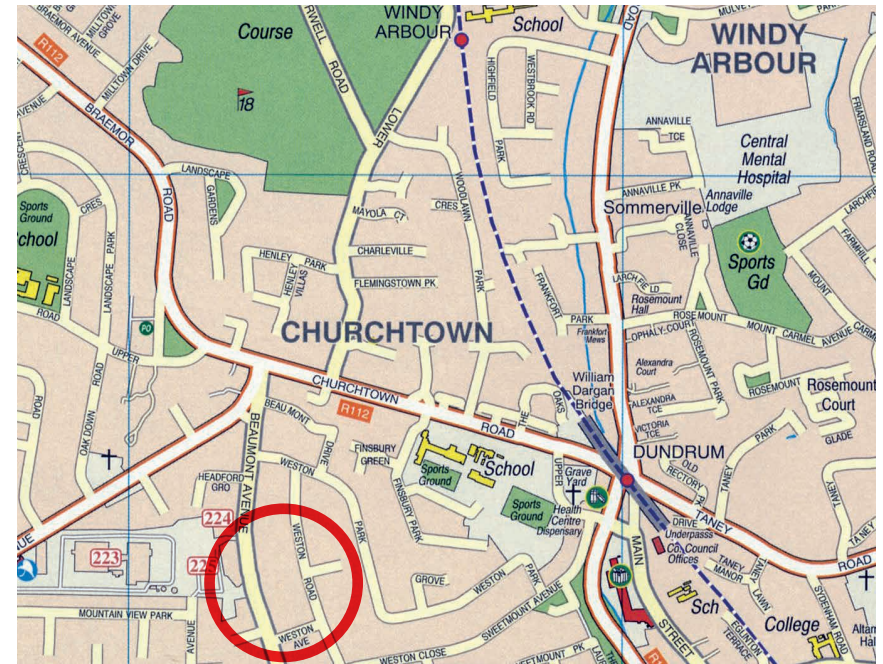
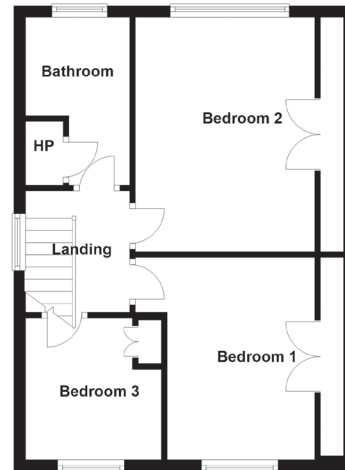
FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

GROUND FLOOR



FIRST FLOOR



BER INFORMATION

BER: F.
BER No: 111158788.
EPI: 386.08 kWh/m²/yr.

EIRCODE

D14 XK23.

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