



78A Weston Road, Churchtown, Dublin 14. D14 Y863

Beirne
& Wise

For Sale By Private Treaty

This is a most attractive two bedroom detached home, ideally located on this mature and leafy suburban road which enjoys an excellent location. Built in 2002, this cleverly designed two storey dwelling offers bright and airy accommodation presented in excellent decorative order which will appeal to first time buyers or indeed those considering a smaller more manageable home.

The well-presented accommodation comprises; Entrance Porch with access to a spacious Living Room, leading to a Kitchen/ Breakfast Room to the rear. There is a downstairs Shower Room as well. Upstairs there are two double Bedrooms sharing a second Shower Room. This is a unique property ready and waiting for its new owners.

Offering convenience to daily living, Number 78a is within walking distance of excellent local shopping at Churchtown and Dundrum as well as the much acclaimed Dundrum Town Centre and its associated leisure facilities. It is within easy reach of several parks; Marlay, St Enda's and Bushy Park and the wonderful Airfield Estate. The M50 is very accessible and there is a regular bus service to Dublin Airport not forgetting the LUAS at Dundrum providing speedy access to the city centre and beyond.

Special Features

- Presented in excellent decorative order.
- Double glazed windows and doors.
- Two Shower Rooms.
- Off street parking in walled front garden.
- GFCH/Alarm
- Floor area 66 sq. m. (710 sq. ft.) approx.

Accommodation

ENTRANCE PORCH

With tiled flooring and low level windows and doors.

LIVING ROOM

4.85m x 2.88m (plus bay)

LOBBY

With tiled flooring and access to boiler and hot water cylinder.

SHOWER ROOM

Wet room style with recessed down lighters, mosaic floor tiling with shower complete tiled surround and Mira electric shower unit, pedestal whb with mirrored cabinet and vanity light and wc.

KITCHEN/BREAKFAST ROOM

3.00m x 2.20m

Galley style fully fitted with a range of wall and floor units with eye level built in oven, and is plumbed for a washing machine and dishwasher. There is a cosy eating area with low level side window. The floor is tiled and there are recessed down lighters and access to the rear garden.





FIRST FLOOR

LANDING

With access to attic space.

BEDROOM ONE

4.10m x 2.88m (plus bay)

This is a generous double room to the front with bay window and built in sliding door wardrobes.

BEDROOM TWO

2.21m x 3.56m

A smaller double room to the rear with a wonderful view.

SHOWER ROOM

With shower complete with tiled surround and thermostatic control valve, wc and whb with mirrored bathroom cabinet, vanity light and recessed down lighters.

OUTSIDE

The walled garden to the front provides a cobble lock driveway for off street parking and there is a separate pedestrian entrance as well as mature planter beds with a selection of shrubs. There is access on both sides of this detached house which lead to the walled rear garden. From the kitchen door there is a generous decked area - perfect for outdoor dining and steps lead down to a gravelled area.

BER

Number: 112514088

Output: 376.87 kWh/m²/yr.





GROUND FLOOR



1ST FLOOR

Beirne
& Wise

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