



71 Highfield Park, Dundrum, Dublin 14, D14E009

Beirne
& Wise

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For Sale By Private Treaty

No 71 is an impressive four bedroom semi-detached residence, nicely situated with a glorious west facing rear garden. Built in the late 1930's this extended family home offers bright and airy accommodation with rooms of generous proportions and retains many of its period features including; high ceilings with in situ cornicing, picture rails, wall corner mouldings, panelled doors to mention a few. It is clearly evident that this has been a much loved home which has been carefully maintained over the years, however there is still plenty of scope for its new owners to extend to the rear, convert garage and remodel layout at First Floor to incorporate an Ensuite (subject to necessary Planning Permission).

Located just off the Dundrum road in this quiet enclave with an enviable range of facilities at hand; within minutes of Dundrum Town Centre, Milltown, Churchtown and Clonskeagh. The M50 is easily accessible and the LUAS is a short walk away. It is within easy reach of a selection of well-established junior and senior schools and a short cycle to UCD. Leisure facilities abound with Dodder Linear Park linking Dartry, Orwell and Bushy Parks.

The accommodation comprises; Hall, Living Room, Family Room, Kitchen/Breakfast Room and at First Floor there are four generous Bedrooms, Bathroom, Store and a separate wc.

Special Features

- Floor area 153sq. m. (1,646sq. ft.) approx. including Garage.
- Retains the charm and period features of a 1930's home.
- Sheltered west facing garden.
- GFCH
- Extra wide side entrance (1.52m) gated side entrance leads to west facing rear garden.
- Potential to extend to the rear, convert Garage (subject to P.P)
- Double glazed windows and doors.
- A short walk to the LUAS at Windy Arbour.

View

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







Accommodation

HALL

An attractive recessed front door leads to the inviting hall with side window, period features and access to invaluable under stairs storage. The original staircase is a real feature here.

LIVING ROOM

4.20m x 3.63m

Overlooking the front garden, it retains many period features a delightful room with large window and a period style fireplace provide a focal point for the comfortable room.

FAMILY ROOM

5.64 m x 3.64 (max dims)

Nicely extended with large sliding door and side low level window which enjoys all the westerly sunlight and garden view. There is an open fireplace with slate hearth and timber surround and polished timber flooring.

KITCHEN/BREAKFAST ROOM

4.68m x 3.01m

Originally two rooms with painted timber ceiling, feature arch and original chimney breast with storage cupboards housing the GFCH boiler. The kitchen area is fitted with an array of contemporary high gloss floor and wall mounted units with attractive tiled splash back incorporating a double oven, ceramic hob with extractor unit, integrated fridge/freezer and is plumbed for a dishwasher.

GARAGE

4.43m x 2.60m

Could easily be incorporated to the main house, presently used as storage room with partial timber slatted mezzanine area for extra storage space. It is also plumbed for a washing machine.

FIRST FLOOR

LANDING

The original stair balustrade leads to the spacious landing area with access to attic.

BEDROOM ONE

4.20m x 3.81m

This is the principal bedroom overlooking the front garden with a period style cast iron fireplace.

BEDROOM TWO

4.37m x 2.57m

Another double sized room to the front built over the garage with timber flooring.

BEDROOM THREE

3.75m x 3.61m

This is a generous double room to the rear.



BEDROOM FOUR

2.73m x 2.60m

To the front a generous single room/small double.

BATHROOM

Partially tiled with pedestal mounted whb and bath with overhead electric shower. The Hot Press is located here. There is a separate wc.

STORE

Adjacent to the wc with potential to have second bathroom.

GARDEN

The large front garden has the traditional railings running the length of the garden on both sides with a brick wall front and gated vehicular entrance with generous off street parking leading to the Garage. The garden is mostly in lawn with perimeter hedging to the front with linear flower bed full of flowering shrubs and a winter flowering Cherry Tree. An extra wide gated side entrance provides access to the wonderful west facing garden - 15.8m long x 10.3m.approx with a generous patio extending the width of the property -the perfect place for al-fresco dining. The remainder of the garden is in lawn with perimeter planting - perfect for children's play.

BER

Number: 109247213

Output: 327.40 kWh/m2/yr.

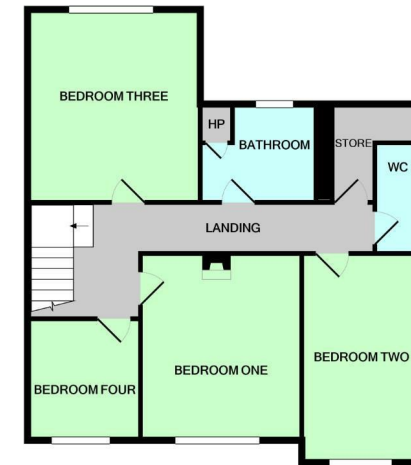




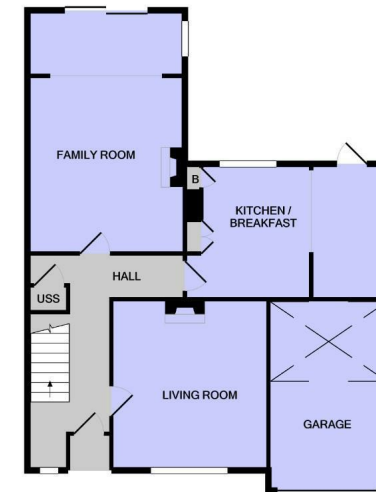




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1ST FLOOR



GROUND FLOOR

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