



Sunnydale, 4 Nugent Road, Churchtown, Dublin 14, D14YF74

Beirne  
& Wise

## 4 Nugent Road, Churchtown, Dublin 14, D14YF74

For Sale By Private Treaty

Sunnydale is a handsome double fronted semi-detached bungalow, well situated in this popular and mature residential enclave. Built in the 1940's and as you would expect in homes of this era, there is a wonderful sense of balance with generous room proportions and extra ceiling height offering tremendous flexibility in terms of room layout, adjusting to different and changing family circumstances, so this undoubtedly could be the forever home.

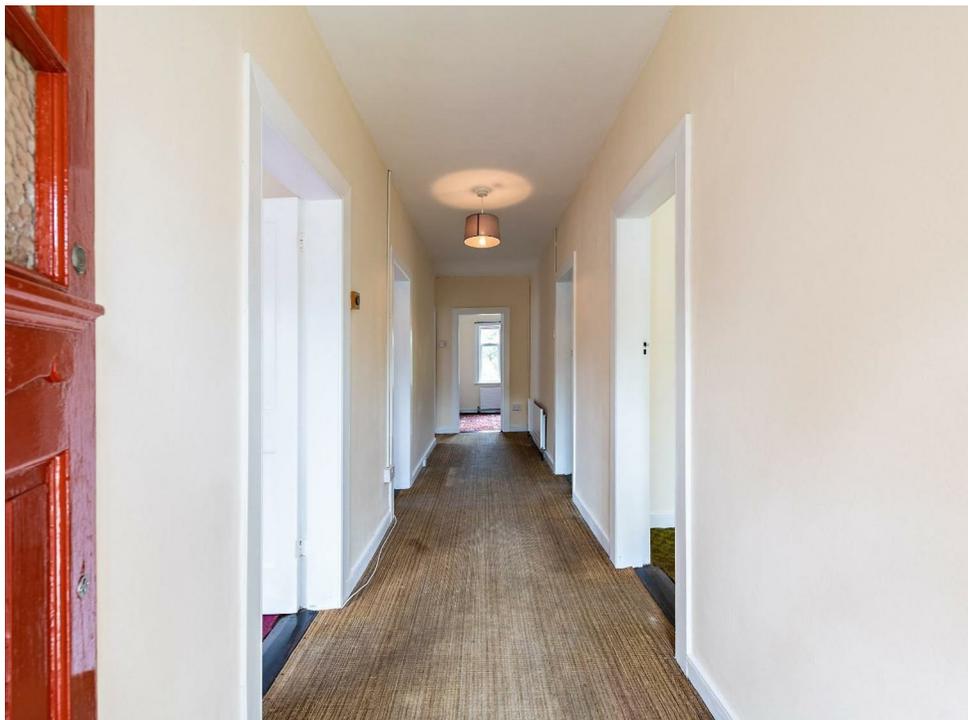
This has been a much loved home, however is now ready and waiting for it's new owners to update to suit modern day living. The potential to extend is obvious- now or at a later stage into the 30 m long rear garden, the garage area to the side or indeed develop the existing attic space (subject to planning). Its accessibility to a range of amenities will appeal to families, with excellent local shopping at Churchtown, Nutgrove Shopping Centre and of course Dundrum Town Centre. There is a wide selection of well-established junior and senior schools nearby. Leisure and a range of sporting facilities are plentiful with Marley, Dartry and St Enda's Park and Airfield nearby. The LUAS at Dundrum and a reliable bus service provides easy access to the city and beyond. UCD Belfield is a short distance away, as are two of south Dublin's prestigious golf clubs – Milltown and The Castle.

### Special Features

- 99 sq. m. approx. excl. garage
- Rewired in 2016 with RECI cert.
- Excellent location.
- 30 m. long secluded rear garden approx.
- Tremendous scope to extend (subject to P.P.)
- OFCH

### View

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







## Accommodation

### HALL

7.04m x 1.49m

Sheltered porch with terracotta tiling and panelled front door leads to hall of nice proportions with access to all rooms.

### LIVING ROOM

3.82m x 3.82m

Bright and airy room with large bay window to the front. The open fireplace with tiled surround and hearth provides a focal point for this lovely room.

### DINING ROOM

3.90m x 3.82m

Another well-proportioned room with open fireplace and window to the side with access to;

### KITCHEN/BREAKFAST ROOM

4.41m x 2.39m

Extended with dual aspect overlooking rear garden, fitted with an array of original kitchen units. There is plumbing for a washing machine and access to the;

### GARAGE

7.47m x 2.27m

This is a "lean to" garage with double doors and access to rear garden. There is great potential to incorporate into the main house (subject to planning permission). There is an outside wc adjacent to the garage.

### BEDROOM ONE

3.91m x 3.47m

This is a large double bedroom with bay window overlooking the front garden.

### BEDROOM TWO

3.80m x 3.18m

Again another good double room with views on to the rear garden.

### BEDROOM THREE

2.68m x 2.33m

A single room to the rear again overlooking rear garden with fitted press.

### SHOWER ROOM

Dual aspect with tiled shower cubicle, wc and whb and access to Hot Press.



## GARDENS

The walled front garden offers generous off street parking and access to the garage. The garden is in lawn and well shielded from the passing eye with a variety of mature trees and shrubs along the boundary wall. Undoubtedly one of the finest features of this property is the secluded rear garden -30 m long x 12.5 m wide approx. This is a relaxing garden to be enjoyed by all, with tall hedging on one side, a central pathway, and an extensive lawn area perfect for children to play. It is well stocked with a selection of specimen trees and flowering shrubs providing year round interest. With bungalows all around it enjoys great privacy and skyline.

## BER

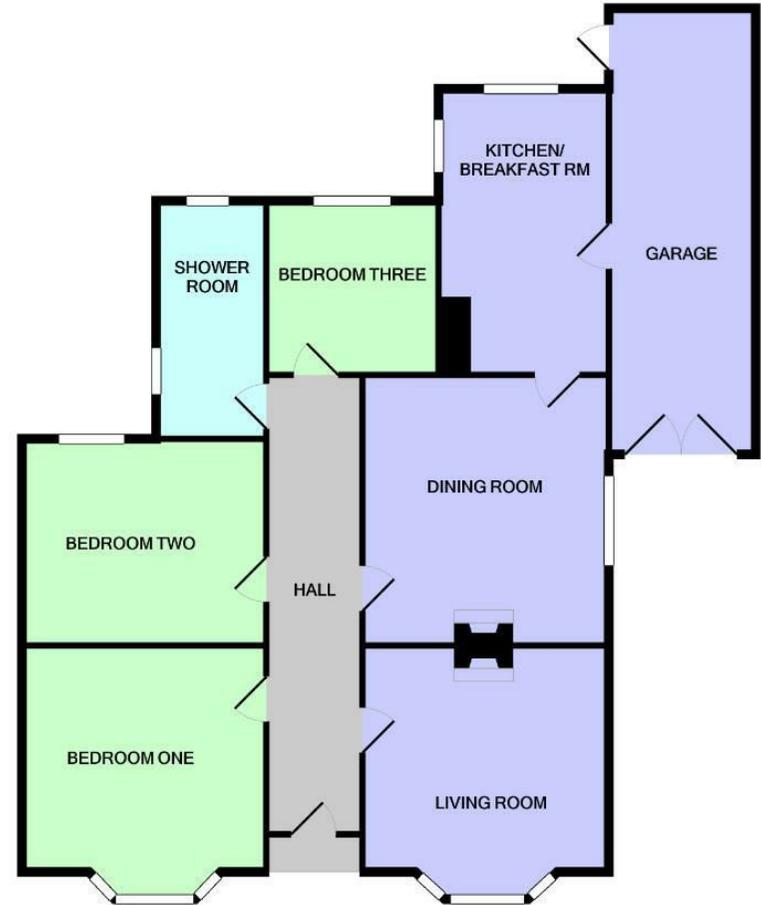
BER Number: 114379613

BER Output: 495.47kWh/m2/yr.









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