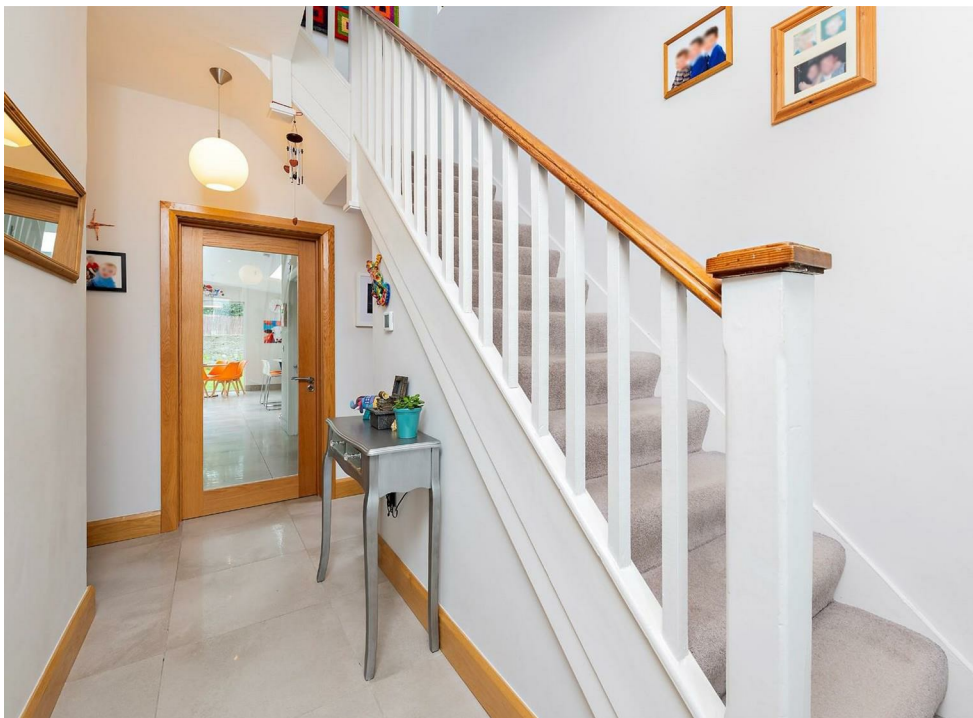




75 Highfield Park, Dundrum, Dublin 14, D14TR64

Beirne
& Wise



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For Sale By Private Treaty

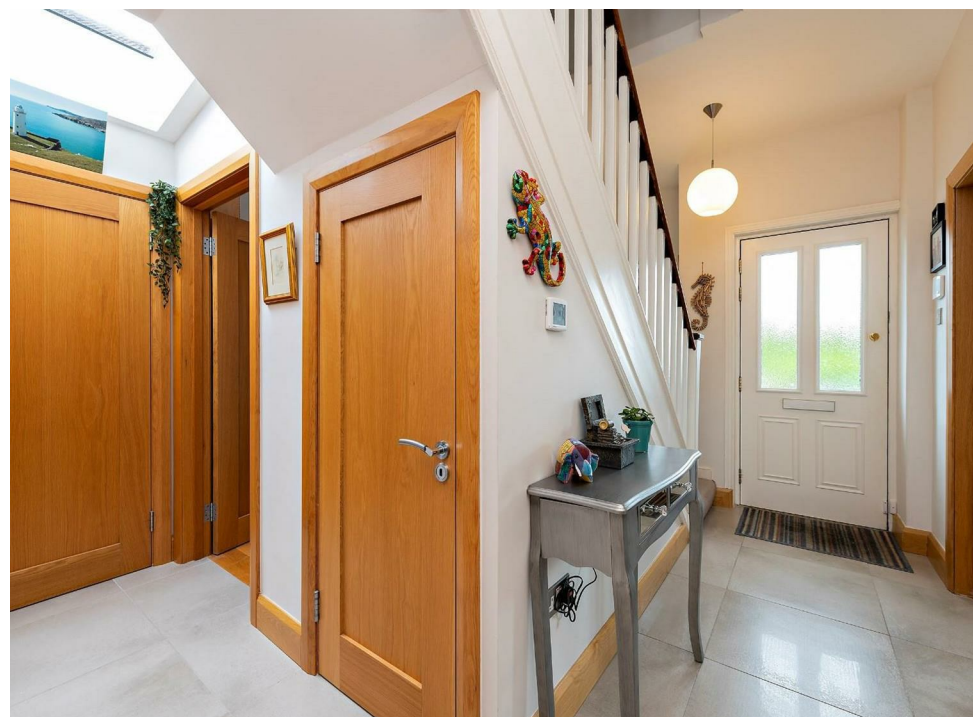
View and appreciate this wonderful family home which has undergone an extensive programme of remodelling and refurbishment to exacting standards under the watchful eye of it's current owners and their architect. This is a "future proofed" home with an enviable "B1" Building Energy Rating, not easily achieved in a house of this era.

Built in 1938, this three / four bedroom semi-detached residence with a spacious west facing garden is a must see. It retains much of it's period features such as high ceilings with in situ cornicing, picture rails, attractive wall corner mouldings coupled with a pared-back modern day interior. The result is a stylish, comfortable, light filled home of great charisma and personality.

It offers potential buyers a home in truly "Turn Key" condition. Superbly extended to the rear, successfully harmonizing new with old, delivering the much desired contemporary airy open-plan Kitchen / Dining / Family area. High specification materials, exemplary craftsmanship, bespoke fit-out and more than a touch of imagination and creativity are the key elements of this successful transformation.

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 UCD and the Dodder Linear Park linking Dartry, Orwell and Bushy Parks.

The accommodation comprises; Hall, Living Room / Bedroom 4, Sitting Room, Kitchen / Dining / Family Room, Home Office, Utility Room, Shower Room, Family Bathroom and three Bedrooms.



Special Features

- Floor area 140 sq. m. (1,500sq. ft.) approx.
- Bespoke Kitchen with A+ integrated appliances.
- Air to Water heat pump system with zoned underfloor heating at ground floor level.
- Gated side entrance leads to west facing rear garden with sheltered deck area.
- Rational Alu-Clad triple glazed windows.
- Minutes to LUAS
- Positive Input Ventilation system.
- Alarm System.

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 welcoming hallway with large porcelain floor tiling. This space is light and airy with roof light and access to cloak room and under stairs storage.

LIVING ROOM / BEDROOM FOUR

3.97m x 3.27m

Presently used as an extra bedroom but very adaptable to suit individual needs. Overlooking the front garden, it retains its original coved ceiling and picture rail and has oak flooring.

SITTING ROOM

4.18m x 3.47m

Sunny aspect overlooking the rear garden, this is a comfortable room with original coved ceiling, picture rail and oak flooring.

KITCHEN / DINING / FAMILY ROOM

6.09m x 5.06m + 3.23m x 1.72m

A visually stunning room with high sloping ceiling, triple aspect with floor level glazing, large sliding door to decked area and garden. The bespoke cutting-edge kitchen offers extensive floor and wall mounted units combined with Dekton porcelain worktops and incorporates an integrated dishwasher, larder fridge and larder freezer, double oven, warming drawer, combi microwave/oven, induction hob, and ultra-quiet Falmec extractor unit. The well positioned sink has a top of the range Quooker filtered drinking and boiling water tap with a flexible hose. There is a large island unit perfect for casual eating, with pop-up electrical tower and overhead sky-light with adjustable track lighting. Porcelain floor tiling is seamlessly carried through from the Hall. A pendant lighting point defines the large dining area and there are recessed down lighters elsewhere. Full height storage units line the entrance to this room - a must for modern day family living.

UTILITY ROOM

3.01m x 1.53m

Galley style with continuation of tiling, overhead sky light and sink unit with countertop and open shelving. It is plumbed for a washing machine and has space for a dryer. The heating unit is located here.

HOME OFFICE

3.00m x 2.13m

The perfect home office overlooking the front garden with oak flooring and open shelving.



SHOWER ROOM

Luxuriously appointed, totally eye catching, fully tiled with Duravit wall hung wc and whb with monochrome tap and mirror with integrated lighting. The extra spacious walk-in shower has a Truestone slate level tray and Merlyn Stay Clear protection glass screen. There is a large anti-mist wall mirror, recessed down lighters, extractor fan and a chrome heated towel radiator.

FIRST FLOOR

LANDING

The original stair balustrade with plush carpeting leads to the first floor with side window.

BEDROOM ONE

4.19m x 3.49m

Principal bedroom overlooking rear garden, with wall to wall contemporary Robeplan sliding door wardrobes, oak flooring and soft touch silent light switch.

BEDROOM TWO

3.91m x 3.31m

Another double sized room to the front, with wall to wall contemporary Robeplan sliding door wardrobes, oak flooring and soft touch silent light switch. Access to attic via Stira.

BEDROOM THREE

3.11m x 2.53m

This is a generous single room to the rear with oak flooring and soft touch silent light switch.

BATHROOM

Well appointed with under floor heating, original Art Deco cast-iron bath with pressurised shower system and Triton electric shower unit, whb and wc.

GARDEN

The walled front garden provides excellent off-street parking with it's large gravelled area bordered by mature neatly trimmed hedging. There is a cobble lock pathway leading to the front door and to the gated side entrance which provides access to the wonderful west facing garden - 15.6m long x 10.2m. The secluded low maintenance composite decking is the perfect place for al-fresco dining with outdoor lighting, power points and a hose tap. The rear garden is mostly in lawn with perimeter planting - perfect for children's play. There is also a large timber shed with power supply.

BER

Number: 113146765

Output: 98.36 kWh/m2/yr.

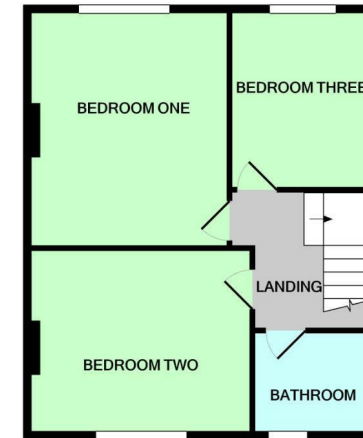








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1ST FLOOR



GROUND FLOOR

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