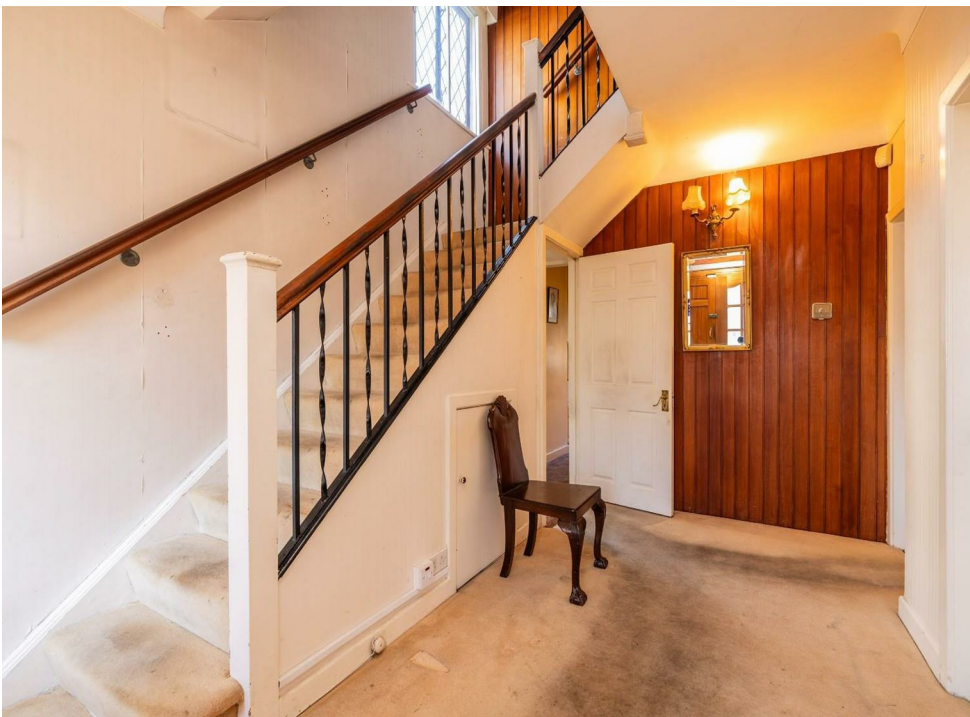




64 Braemor Road, Churchtown, Dublin 14, D14HY75

Beirne
& Wise



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For Sale By Private Treaty

This is a unique and attractive three bedroom detached residence well positioned on a generous corner site onto Landscape Gardens. This long-time family home is in need of refurbishment however offers wonderful potential to extend / reconfigure to the side or into the rear garden, (subject to planning permission.) Built in the 1950's, No 64 has been extended at ground floor level and the accommodation includes, entrance hall, two interconnecting reception rooms, kitchen/breakfast room and family room, wc/utility on the ground floor. On the first floor there are three good bedrooms and shower room. There is a garage at the end of the garden with access onto Landscape Gardens. There is generous off-street parking to the front.

Superbly located, it takes just a short stroll to confirm the confidence in the area with a superb selection of refurbished, extended, and updated family homes in this most sought-after residential location.

This confidence is well justified as every amenity is nearby; excellent local shopping on the doorstep as well as choice of coffee shops/ eateries in Churchtown, with Rathgar, Nutgrove and the Dundrum Town Centre all close by. It is a short walk to the LUAS and there is good access to the M50 as well as several bus routes to town and beyond. There is a choice of well-established primary and secondary schools all nearby not forgetting a range of leisure facilities to include the Castle and Milltown Golf Clubs, Bushy, Marlay, and Orwell Parks.



Special Features

- Corner site offering immense potential to extend (subject to P.P.)
- Secluded rear garden with detached garage accessed from Landscape Gardens
- Floor area 132 sq. m. approx.
- Excellent location adjacent to Churchtown Village
- Extra wide front garden with generous off-street parking.
- GFCH

View

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





Accommodation

PORCH

Open porch with curved surround and tiled floor leading to.

HALLWAY

4.26m x 2.66m

A spacious hall with original coved ceiling and attractive wrought iron staircase.

LIVING ROOM

3.88m x 3.78m

This is a bright and airy room to the front with original coved ceiling, wall lighting and open fireplace with gas fire inset and feature arch leading to

DINING ROOM

3.75m x 3.60m plus bay

To the rear with original coved ceiling, open fireplace, wall lighting and delightful Georgian style bay window.

FAMILY ROOM

3.62m x 2.44m

An addition to the original house with a window looking onto side garden and teak flooring. It is multi-purpose/flexible in terms of use.

KITCHEN/BREAKFAST ROOM

5.86m x 3.53m max (19'2" x 11'6" max)

Extended kitchen with ample room to dine with part tiled / teak flooring and with a range of floor and wall mounted units with tiled splash back, built-in hob and double oven and plumbed for a washing machine. There is access to a guest w.c and the garden via a lobby.

LOBBY

WC/UTILITY

With w.c and w.h.b

LANDING

With Hot Press and access to the attic.

BEDROOM ONE

3.96m x 3.8m

This is a generous double room to the front with twin windows, built-in wardrobes, open shelving and original fireplace.

BEDROOM TWO

3.96m x 3.8m

This is also a generous double room to the rear, with built-in wardrobes.



BEDROOM THREE

2.72m x 2.66m

This is a spacious single room overlooking the front garden with built-in shelving.

SHOWER ROOM

With dual aspect, modern, spacious, fully tiled room with shower cubicle, w.h.b. and w.c.

BER DETAILS

Number 118991785

Output 392.45 kWh/m2/yr









PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.



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