



9 Camberley Oaks, Churchtown, Dublin 14, D14 H2T2

Beirne  
& Wise





## 9 Camberley Oaks, Churchtown, Dublin 14, D14 H2T2

For Sale By Private Treaty

This is an impressive mid terrace three bedroom family home well situated in this quiet cul-de-sac off a magnificent tree lined avenue just off the Upper Churchtown Road. Presented in excellent decorative condition with newly fitted carpets at first floor level No 9 will appeal to first time buyers as well as those considering a smaller more manageable home. This is a most sought after residential development in the heart of Churchtown and always has strong appeal.

With a well-designed internal layout the accommodation comprises; Entrance hall, living room, kitchen/dining extending the width of the house and a guest wc on the ground floor. Upstairs there are three bedrooms, two good doubles, one en-suite and a family bathroom.

The location is one of great convenience, tucked away in this peaceful enclave yet within a stroll of a friendly supermarket and eateries which will meet your essential day to day living needs, not forgetting the much acclaimed Dundrum Town Centre nearby. The Luas at Dundrum/ Windy Arbour is within walking distance and the M50 motorway is easily accessible. There is a selection of well-established junior and senior schools nearby as well as a selection of parks and leisure facilities.



### Special Features

- Excellent location within walking distance of a host of amenities.
- Floor Area: 94 sq. m (1,011 sq. ft.) approx.
- GFCH & Alarm
- Secluded rear garden
- Potential to extend to the rear (subject to P.P)
- Close to LUAS

### View

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







## Accommodation

### HALL

With attractive panelled front door, this welcoming hall has timber flooring, coved ceiling with access to;

### GUEST WC

With wc and whb

### LIVING ROOM

5.16m x 3.30m ( plus bay )

Comfortable room to the front with timber flooring, coved ceiling, and a timber surround fireplace fitted with a coal effect gas fire. Double doors lead to;

### KITCHEN/DINING

5.24m x 3.46m

Extending the width of the house with timber flooring in the generous dining area. The kitchen is fitted with an array of wall and floor mounted units with tiled splash back with plumbing for dishwasher, and washing machine and an extractor over the cooking area.

### FIRST FLOOR

A luxurious carpeted stairs leads to spacious landing area with access to the hot press.

### LANDING

### BEDROOM ONE

5.24m x 3.40m (max.)

To the rear, this is the principal bedroom - generous in size with built in wardrobes and vanity unit with access to;

### ENSUITE

Comprising wc, vanity style whb with mirror and overhead light, electric wall mounted heater and shower tray with tiled surround and Shires control valve.

### BEDROOM TWO

3.29m x 2.97m (plus bay)

This also is a double room to the front with feature window, built in wardrobe with vanity unit and mirror.

### BEDROOM THREE

2.81m x 2.21m

This is a single room with built in wardrobe overlooking front garden

### BATHROOM

With suite comprising; bath with tiled surround and screen, table top vanity basin with overhead light, wc and wall mounted electric heater.



## OUTSIDE

The front garden is easily maintained with a pleasant cobble lock driveway with a pebbled area with a mature tree and shrubs. The rear garden (10.99m x 5.3m) enjoys a sense of seclusion with a sheltered patio area leading to a gravelled area. The garden is fenced with a selection of shrubs around the perimeter and there is also a timber garden shed.

## BER

Number: 113152516

Output: 184.91 kWh/m<sup>2</sup>/yr.



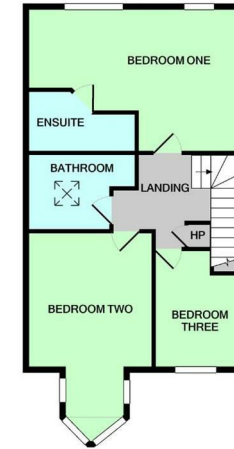




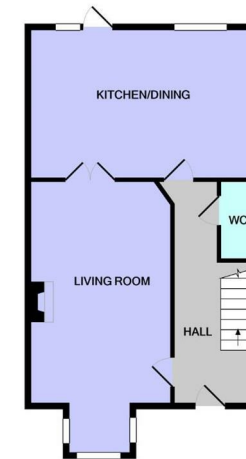








1ST FLOOR



GROUND FLOOR

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Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)