



2 Moyola Mews, Lr. Churchtown Rd., Dublin 14, D14DX68

Beirne
& Wise

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For Sale By Private Treaty

“EXQUISITE” aptly describes this handsome contemporary residence, which has recently undergone an extensive programme of remodelling and refurbishment to exacting standards under the watchful eye of its current owners and their architect. Enjoying a wonderful sense of seclusion both inside and out, 2 Moyola Mews is a truly unique property with light filled, largely south facing, accommodation over two levels and boasts many striking features with a contemporary interior resulting in an ultra-comfortable home of great character and immense style.

Unconventional in layout and full of surprises, this exceptional property offers potential buyers a home in truly “Turn Key” condition and is set within a courtyard setting with electronic gates. 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.

Viewing is highly recommended to fully appreciate all this exciting home has to offer. The location needs little introduction, with an enviable range of facilities at hand; excellent local shops, within minutes of Dundrum Town Centre and Rathgar. The M50 highly accessible while the LUAS makes light work of the short commute to the city centre and beyond. Milltown and Castle golf clubs are nearby as well as a selection of parks to include Bushy, Dartry and Marlay Park.



Special Features

- Floor area 151 sq. m. (1,625sq. ft.) approx.
- Private courtyard setting
- Built-in speakers in kitchen and living room
- Block built shed and gym/office with power and heating
- GFCH and Heat Pump
- Electric gates with remote access
- Security cameras and alarm system with remote access
- Generous off street parking
- Minutes 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

ENTRANCE HALL

This is a welcoming hallway with wooden flooring, mat well, recessed down lighters and storage closet.

LIVING ROOM

6.26m x 5.33m MAX

This is a lovely room in the centre of the house with extensive south facing floor to ceiling windows, bespoke fitted cabinetry and shelving, timber flooring, recessed lighting and access to the family room and kitchen/dining room.

FAMILY ROOM

4.17m x 2.26m

This is nicely situated off the living room and has recessed lighting, timber flooring and a door to the side patio area.

KITCHEN/DINING ROOM

6.30m x 4.05m

A visually stunning room with triple aspect windows and the perfect space for entertaining, with tiled flooring, quartz worktops with upstand and recessed lighting. It features a fully fitted kitchen -shaker style with extensive floor and wall mounted units, a recessed Belfast sink with swan neck tap, full larder press, an integrated dishwasher, Rangemaster Cooker with overhead extractor, space for American style fridge/freezer, island unit with built-in wine colour and there is a door to the side garden area.

UTILITY ROOM

This is plumbed for washing machine and dryer.

GUEST WC

With timber flooring and period style w.c. and pedestal w.h.b.

FIRST FLOOR

LANDING

A carpeted stairs, with LED lighting, and original feature Gothic style window and a contemporary stainless steel handrail leads to first floor. There is an attractive bespoke combined wall shelving unit and radiator cabinet on the landing and a skylight making this space lovely and bright.

BEDROOM ONE

4.63m x 4.06m plus

This is a spacious and luxurious room with pitched ceiling with skylights and recessed down lighters with access to;



WALK-IN-WARDROBE

2.95m x 2.62m

With side window and extensive custom built- in-wardrobes, drawers and open shelving incorporating a radiator cabinet. Access to

EN-SUITE

This is beautifully appointed again with pitched ceiling and skylight with a combination of textured wall tiling and tiled flooring. There is a large shower cubicle with dual drench shower fittings, a modern vanity style basing with storage underneath and monochrome tap. Under floor heating.

BEDROOM TWO

3.90m x 2.82m

A double room with built-in wardrobe and twin windows to the front.

BEDROOM THREE

3.51m x 3.09m max

This is a generous single room to the front with twin windows.

BATHROOM

This is a well-appointed, fully tiled bathroom with period style suite comprising; Pedestal mounted w.h.b, close couple w.c and bath with overhead drench shower and hand held flexible shower head.

OUTSIDE

Beautifully secluded and well set back from the Lower Churchtown Road, behind electronically operated gates No 2. Moyola Mews has a sheltered south facing courtyard style garden with planting along the perimeter of both the house and boundary walls. It enjoys a wonderful south facing aspect and is easily maintained with tarmacadam throughout offering off street parking. There is a purpose built Gym plus storage with power and heating suitable for a number of uses.

BER

Number 107492688

Output 111.9 kWh/m2/yr







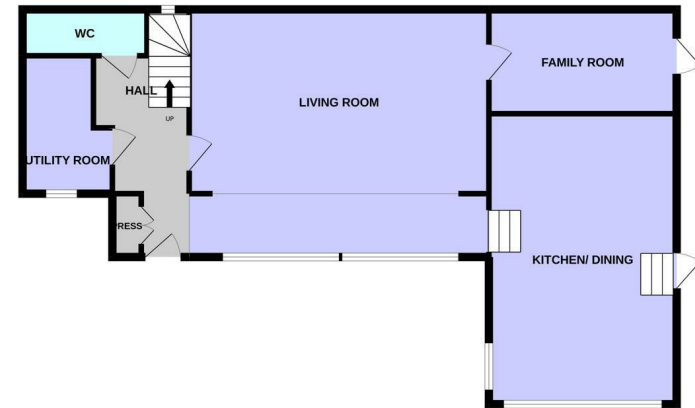


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1ST FLOOR



GROUND FLOOR



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