



4 Woodley Road, Dun Laoghaire, Co Dublin, A96R2W5

Beirne  
& Wise

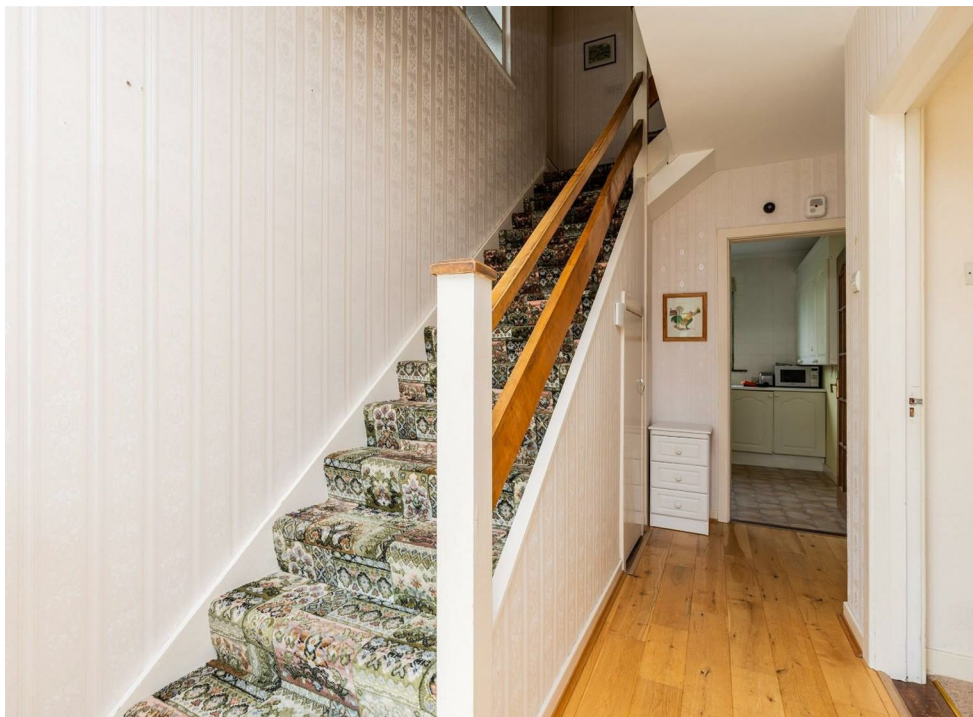
## 4 Woodley Road, Dun Laoghaire, Co Dublin, A96R2W5

For Sale By Private Treaty

Situated in a mature leafy residential area, 4 Woodley Road is a spacious, extended four-bedroom home with further potential to develop into the garden or indeed convert the garage (subject to P.P.), allowing you to tailor the home to your specific needs and preferences. Though In need of upgrading - all the ingredients are there to make this a truly wonderful modern family home, with the advantage of a 27m long approx., glorious northwest facing rear garden. Built in the 1960s, this property boasts bright and airy accommodation with rooms of generous proportions of 120 sq.m. approx. excluding the Garage and Lean-to and includes four well-proportioned bedrooms making it ideal for family living.

The location is also particularly appealing and can be accessed from either Rochestown Avenue or Johnstown Road Via the N11. It is also only a short distance from some of south Dublin's most prized leisure facilities; Killiney Hill and beach, Killiney Golf Club, Dun Laoghaire town centre and seafronts, alongside Sandycove and Dalkey villages and the beautiful parklands at Cabinteely and Kilbogget to mention a few. There is a wide selection of excellent shopping facilities just minutes away which include Killiney and Cornelscourt Shopping Centres. There is a choice of bus routes to the city centre and beyond and the Glenageary Dart Station is just a 15-minute cycle away. As expected in a mature residential setting there are a selection of primary and secondary schools within easy reach.

This family home presents an excellent opportunity for those looking to settle in a desirable area. Whether you are a growing family or simply seeking more space, this property is sure to meet your needs.



### Special Features

- Well, established neighbourhood adjacent to a host of amenities.
- Floor Area: 120 sq.m. excluding Garage & Lean-to of 18. sq.m. approx.
- GFCH
- Four-bedroom house with further potential to extend (subject to P. P)
- Wonderfully secluded north westerly rear garden- 27 m long approx.

### 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 sliding door to Porch and panelled front door with full height glazed side panel leading to a welcoming hall with internal glazed screen on wall to dining room, timber flooring, and access to understairs storage.

### DINING ROOM

4.07m x 3.40m

This is a bright reception room with views over the front garden, and a brick faced open fireplace provides a focal point for this comfortable room, with original sliding doors, opening to

### LIVING ROOM

4.45m x 3.53m

Delightful room with brick faced open fireplace with French door to Greenhouse taking in the glorious views of secluded rear garden.

### GREENHOUSE

3.13m x 1.77m

Light framed greenhouse perfectly positioned to grow summer fruits and tomatoes with sliding door to garden.

### KITCHEN/BREAKFAST ROOM

4.00m x 3.04m

With a picture window overlooking the rear garden and ample room to eat. It is fitted with a range of wall and floor mounted units incorporating a stainless-steel sink and drainer, and access to Hot Press and

### LEAN-TO

3.20m x 1.57m

This interconnects the Kitchen with the Garage. The Lean-to houses the GFCH boiler and plumbing is also provided for a washing machine. Door to the garden.

### GARAGE

5.00m x 2.68m

With double garage doors – exciting potential to convert to playroom/ home office with access available from the Hall (subject to P.P)

### FIRST FLOOR

#### LANDING

Extra-large with access to pull down ladder to attic space.

#### BEDROOM ONE

4.44m x 3.55m

The principal bedroom -bright and spacious with built-in press and enjoys a wonderful view of the rear garden.



#### BEDROOM TWO

3.60m x 3.43m

A generous double bedroom to the front.

#### BEDROOM THREE

2.60m x 2.60m

A generous single room overlooking the front garden.

#### BEDROOM FOUR

4.34m x 2.71m + 2.12m x 1.56m

A step down from the landing leads to extended part of house with lobby and window overlooking rear garden complete with W.H.B. and fold back door to a good-sized room with full height glazing and door to small, railed balcony.

#### SHOWER ROOM

Fully tiled with modern suite comprising; shower cubicle with an electric shower unit, a wall hung W.H.B., with overhead mirror and closed coupled W.C. and extract fan.

#### GARDENS

The walled and gated front garden provides access to the Garage and there is generous off-street parking with perimeter hedging and bordered with springtime flowers. The real gem is the wonderfully secluded rear garden 27m long approx. - a true delight with a north westerly aspect, so plenty of sun from dawn to dusk. A gardener's paradise as well as a wonderful playground for children with plenty of hide and seek opportunities. The garden is clearly divided into two sections with the end of the garden most likely a vegetable patch and nearer the house a patio extending the width of the house- perfect for BBQ and Al Fresco dining alongside a sizable lawn area, bordered by a variety of hedging, flowering shrubs and spring time flowers, the perfect specimen of a mature eucalyptus and silver birch tree and much more . It is evident that this has being a much loved and cared for garden by a knowledgeable and dedicated gardening enthusiast. There is a concrete shed, and an outdoor tap completes the picture.

#### BER

Number: 119396729

Output: 318.34 kWh/m2/yr

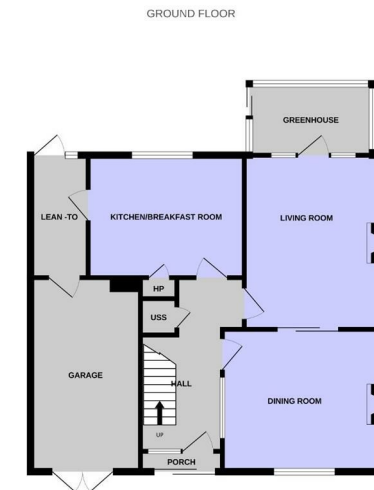








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