



46 Weston Park, Churchtown, Dublin, D14 E4WO

Beirne
& Wise



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For Sale By Private Treaty

This is an attractive semi-detached family home – well situated in this mature and leafy residential suburb, adjacent to all the amenities that Churchtown and Dundrum have to offer. Located off Sweetmount Avenue, the LUAS at Dundrum is just a stroll away, as are a selection of bus routes to UCD and beyond.

No 46 has been home to two generations of the same family and viewers will appreciate that this well-cared for home has been upgraded and modernised in a very tasteful but refined manner. The accommodation is bright and airy and briefly comprises; Welcoming Entrance Hall leading to inner Hall, a comfortable Living Room and Family Room to the front and a family friendly Kitchen / Dining to the rear. Originally a four Bedroom home, the principal Bedroom now stretches the full width of the house with the benefit of an Ensuite Shower Room. There are two other double Bedrooms and a well-appointed Bathroom.

Offering convenience to a family's daily living, Number 46 is within walking distance of excellent local shopping at Churchtown and Dundrum as well as the much acclaimed Dundrum Town Centre and its associated leisure facilities. There is a wide selection of primary and secondary schools within easy reach and Marley, St Enda's and Bushy Park are just minutes away as is the wonderful Airfield Estate. The M50 is very accessible and there is a regular bus service to Dublin Airport.

Special Features

- Within minutes' walk of LUAS at Dundrum
- Updated and modernised home
- Generous off-street parking
- Phone Watch Alarm and GFCH
- Floor area 129 sq. m. (1,388 sq. ft.) approx.

View

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





Accommodation

ENTRANCE

With panelled hardwood front door, low level windows and tiled flooring.

HALL

With coved ceiling, attractive oak framed/glazed panelled internal doors provides access to;

LIVING ROOM

3.86m x 4.34m (max.dim.)

This is a bright spacious room to the front with coved ceiling and a flush mounted enclosed gas fired fitted into the original chimney breast provides a focal point for this comfortable room.

FAMILY ROOM

2.57m x 4.96m

To the front with large picture window - this is a highly adaptable space presently used as family room/ home office. A built in press houses the washing machine.

STORAGE

Partially located under the stairs but larger than most, it houses the GFCH boiler and is used as pantry.

KITCHEN

3.92m x 2.97m

Open plan to Dining -fitted with a range of contemporary wall and floor mounted "high gloss" units with sandblasted display cabinets, breakfast bar, larder unit and granite work tops, complemented by attractive polished porcelain floor tiles. There is an integrated dishwasher, free standing Range master cooker with extractor and the sink is fitted with a flexible spray nozzle. Open to;

DINING AREA

3.96m x 3.51 (max. dim.)

With ample room to dine with French doors to garden. There is an enclosed gas fire similar to that in Living room, coved ceiling and oak flooring.

FIRST FLOOR

LANDING

With access to Hot Press and pull down stairs to fully floored attic space.

BEDROOM ONE

6.78m x 4.09m (max.dim)

Originally two bedrooms, this is a luxuriously sized bedroom with two windows and expansive mirrored sliding door wardrobes. Access to;



ENSUITE

Partially tiled with shower cubicle with mira shower valve, vanity whb and wc and tiled flooring.

BEDROOM TWO

3.82m x 3.82m (max.dims.)

This is a double room to the rear with mirrored sliding door wardrobe units.

BEDROOM THREE

2.59m x 3.01m

This is also double room to the rear.

BATHROOM

Contemporary, fully tiled with bath, wall hung whb and wc.

GARDEN

The large walled and gated front garden is low maintenance style - with cobble lock paving, wall lighting offering generous off street parking. A side entrance leads to the rear garden -V shaped (max. length 14.5 m). There is a sheltered patio area with steps down to the lawn with attractive perimeter fencing and flower beds with wonderful views.

BER

Number : 110924842

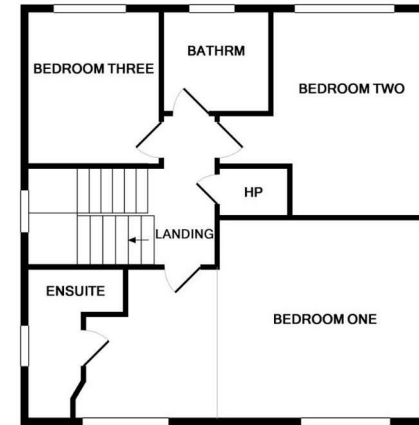
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BER D2

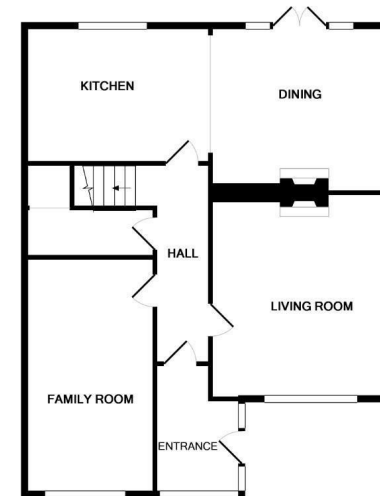








1ST FLOOR



GROUND FLOOR

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Beirne
& Wise

Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie