



36 Camberley Oaks, Churchtown, Dublin 14, D14Y9T8

Beirne
& Wise

36 Camberley Oaks, Churchtown, Dublin 14, D14Y9T8

For Sale By Private Treaty

View and appreciate this attractive, extended three bedroom semi-detached home, well situated in this quiet development off a magnificent tree lined avenue just off the Upper Churchtown Road. Built in the mid 1990's by Deane Brothers, this property will appeal to both first time buyers and those seeking a more manageable home.

No 36 is a bright and airy property, with good utilization of space with the benefit of a side entrance leading to a sheltered west backing rear garden. Recently redecorated and new carpets fitted on the stairs, landing and the three bedrooms, No 36 is ready and waiting for its new owners.

The accommodation comprises; Entrance porch, living room, kitchen/dining room, sunroom and at first floor level two double bedrooms, a single bedroom and a bathroom completes the picture.

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, as is the 14 bus route and the M50 motorway is easily accessible. There is a selection of well-established junior and senior schools nearby as well as a several of parks and leisure facilities.



Special Features

- Generous off street parking
- Excellent location and within walking distance of the 14 Bus route and LUAS
- Timber double glazed windows
- GFCH
- West backing rear garden.
- Recently re-decorated with new carpets on stairs landing and bedrooms.
- Floor Area: 90 sq. m (970sq. 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 PORCH

With attractive hardwood door with stained glass insert, with side window, tiled flooring and access to the living room.

CLOAK ROOM

With potential to convert to a guest w.c.

LIVING ROOM

5.78m x 4.45m (max)

Comfortable and inviting room, with oak flooring, a low level picture window with feature arch and a period style open fireplace (plumbed for gas). Access via double doors to the;

KITCHEN /DINING ROOM

4.43m x 2.98m

Extending the width of the house with view of rear garden with terracotta style floor tiling and ample room to dine. The kitchen area is fitted with an array of wall and floor mounted units with a tiled splash, with a built-in oven and hob and is plumbed for both a dishwasher and a washing machine. There is also access to the generous under stairs storage closet and access to the;

SUN ROOM

3.46m x 2.25m (max.)

Extended part of the house – taking full advantage of its sunny aspect with timber flooring.

FIRST FLOOR

LANDING

With newly fitted carpets, access to the bedrooms and the Hot Press with a pull down ladder to the attic space.

BEDROOM ONE

4.43m x 3.00m

To the rear, this is the principal bedroom - generous in size with fitted carpet, built-in wardrobes and dressing table.

BEDROOM TWO

3.13m x 2.29m

This also is a double room to the front with bay window and a built-in wardrobe.

BEDROOM THREE

2.72m x 2.06m

A single room to the front with a built-in wardrobe



BATHROOM

Contemporary style, fully tiled with suite comprising; bath complete with electric shower, vanity style w.h.b. with mirror and vanity light, bidet and w.c.

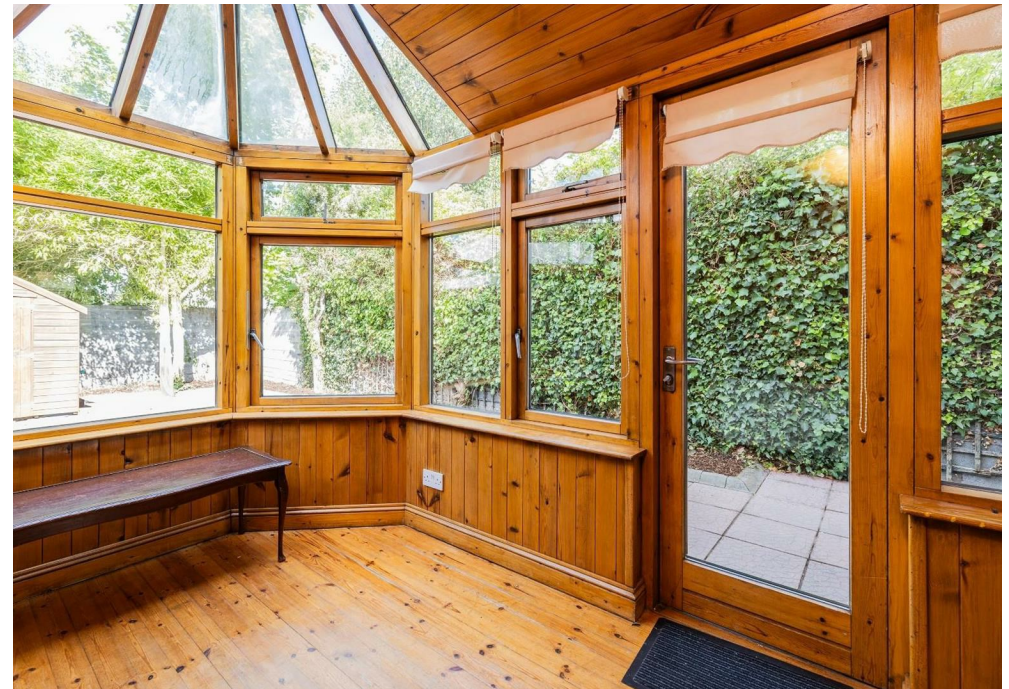
GARDEN

The front garden is easily maintained with a pleasant cobble lock driveway with a raised planter bed beside the gated side entrance leading to the rear garden 11.6m x 4.63 m approx. which enjoys a wonderful westerly aspect- easily maintained with paving slabs throughout bordered by linear flower beds and mature trees on the boundary. A garden shed and outdoor tap complete the picture! There are well maintained communal grounds with specimen trees within the development.

BER

Number: 103270666

Output: 189.05 kWh/m²/yr.



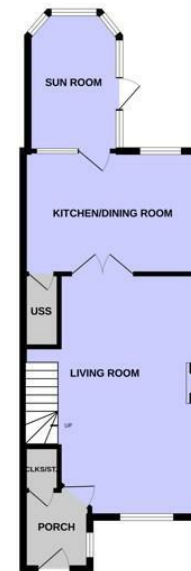
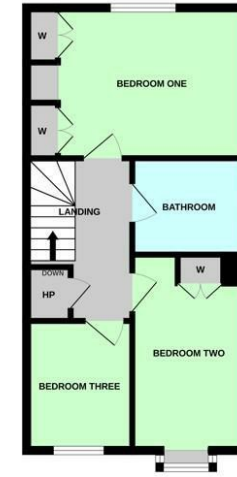






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1ST FLOOR



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