



70 Weston Park, Churchtown, Dublin 14, D14 DW74

Beirne
& Wise



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For Sale By Private Treaty

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Special Features

- Excellent location in quiet enclave
- Upgraded and extended family home
- Double Glazed Windows
- Mature walled gardens front and rear
- Floor area 134 sq. m. (1,442 sq. ft.) approx. excluding garage
- Within minutes' walk of LUAS at Dundrum
- Potential to convert Garage (subject to necessary P.P.)
- Generous off-street parking
- Alarm/ GFCH

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 enclosed porch leading to bright and airy hall with side window, Sliderobe storage press and access to all rooms.

LIVING/ DINING ROOM

6.54m x 5.48m max dims (21'5" x 17'11" max dims)

This is a spacious, bright room to the front -perfect for entertaining with ample room to dine, with bay window, wall lighting, and an open fireplace fitted with a coal effect gas fire and coved ceiling.

FAMILY ROOM

4.16m x 3.31m (13'7" x 10'10")

This overlooks rear garden, highly adaptable to individual needs, with solid fuel stove (currently not in use) with access to Hot Press and built- in TV unit with cabinets and open shelving above.

KITCHEN

3.47m x 2.23m (11'4" x 7'3")

The kitchen area has been remodelled and fitted with an array of floor and wall mounted "high gloss" contemporary style units with a tiled splash back. There is a stainless steel sink with monochrome tap, a gas hob with overhead extractor unit, built-in double oven and microwave and is plumbed for a dishwasher.

BREAKFAST ROOM

3.20m x 3.32m (10'5" x 10'10")

A practical breakfast bar divides the cooking and the spacious eating area with polished solid timber flooring and takes full advantage of the garden views from the large picture window. There is direct access via French doors to the garden. There is also access to the integral Garage and lobby to;

GUEST WC/SHOWER ROOM

Fully tiled with step in shower cubicle complete with Mira electric shower, wc, whb and heated towel rail.

GARAGE

2.29m x 4.79m (7'6" x 15'8")

Direct access to rear garden, plumbed for washing machine and houses GFCH boiler.



FIRST FLOOR

LANDING

With side window and access to attic space via pull down ladder.

BEDROOM ONE

3.56m x 4.35m (11'8" x 14'3")

This is a generous double room to the front with extensive sliding mirrored wardrobes and shelving.

BEDROOM TWO

2.87m x 4.35m (9'4" x 14'3")

Another generous double room to the front with built in wardrobes and polished timber flooring.

BEDROOM THREE

2.23m x 3.32m (7'3" x 10'10")

This is a small double room overlooking rear garden with built in storage press and shelving.

BEDROOM FOUR

2.21m x 3.33m (7'3" x 10'11")

This is presently used as a home office, with polished timber flooring and open shelving.

BATHROOM

Fully tiled with bath, whb with built in presses below, wc and polished timber flooring.

GARDEN

The walled front garden has been landscaped with ease of maintenance in mind with gravelled area mixed with granite edge planter beds with a variety of flowering shrubs and dwarf conifers providing year rounds interest . There is also generous off-street parking to the front. The sheltered rear garden 8.78m x 18.8m (28'10" x 61'8") approx. with ivy clad walls is mainly in lawn with stepping stones leading to a sunny patio area - taking advantage of the afternoon sun, with raised planter beds filled with a selection of bedding plants. There is timber storage shed and the rear boundary wall is covered with a profuse flowering climber. A side access via Garage links front and rear gardens.

BER

Number 109626630

Output 362.35 kWh/m2/yr









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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