



3 Weston Grove, Churchtown, Dublin 14, D14PX01

Beirne
& Wise

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For Sale By Private Treaty

Number 3 is a three bedroom semi-detached family home ideally located in this most popular cul-de-sac location overlooking the green. It has been extensively refurbished and modernised in 2016 and now presents as a very contemporary family home with a very tasteful interior and a strong BER rating. Presented in excellent order throughout this well-proportioned family home will appeal to those looking for a practical and comfortable home, with the added bonus of a sunny west facing rear garden and the flexibility of the family room/bedroom four.

The internal layout will suit most with an extended hallway, a double reception room with dual aspect, a bright fully fitted kitchen, family room/bedroom 4, utility area with guest wc and upstairs there are three good bedrooms and a contemporary shower room. There is further potential to extend at both ground and first floor level (subject to planning) if required.

Offering convenience to a family's daily living, Number 3 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 Marlay, 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 not forgetting the LUAS at Dundrum providing speedy access to the city centre and beyond



Special Features

- Tastefully refurbished and modernised home
- Family friendly layout with flexibility
- Within walking distance of LUAS at Dundrum
- Floor area 118 sq. m. (1,270 sq. ft.) approx
- Presented in excellent decorative order
- Popular cul-de-sac setting overlooking green
- Alarm and GFCH

View

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





Accommodation

PORCH

Lovely and bright with wooden effect wide plank flooring and leads to the hall.

HALL

5.12m x 1.89m

With wooden effect wide plank flooring, under stairs stage and access to all the reception rooms

LIVING/DINING ROOM

7.96m x 3.84m max

This is a bright spacious room with dual aspect. There is a feature marble fireplace with wide plank wooden effect flooring, recessed lighting, ceiling coving and double doors opening to the rear garden and with a door to the kitchen also.

KITCHEN

4.11m x 2.93m

With a range of floor and wall mounted fitted units this contemporary room has a large picture window to the garden with a tiled floor and tiled splashback, sink unit, an electric oven, hob and extractor unit and an integrated dishwasher. There is fitted shelving and recessed lighting. There is a door to the side passage/utility and guest wc area with access to the back garden.

UTILITY AREA

With tiled flooring, plumbed for washing machine with two skylights. There is a dor to the rear garden and a guest wc.

FAMILY ROOM/BED 4

4.8m x 2.82m

A lovely bright room with a large picture window to the front with wide plank wooden flooring.

LANDING

Spacious landing with a side window, access to fold down steps to part floored attic space.

BEDROOM ONE

4.38m x 3.51m

Overlooking the rear garden, this is the principal bedroom room with extensive, fully fitted wall to wall sliding door wardrobes.

BEDROOM TWO

3.54m x 3.36m

This is another good double room to the front with attractive built-in wardrobes.



BEDROOM THREE

2.52m x 2.38m

This is a generous single room to the front.

BATHROOM

Extra spacious contemporary suite comprising walk in drench shower, a vanity sink unit with a wc. It has attractive fully tiled walls and floor.

OUTSIDE

The walled front garden is low maintenance style offering generous off street parking bordered by a lawn. The walled rear garden 15m x 9.2m approx. and enjoys a wonderful sunny west backing aspect with a patio area and lawn. There is a block built shed which is plumbed for a drier.

BER

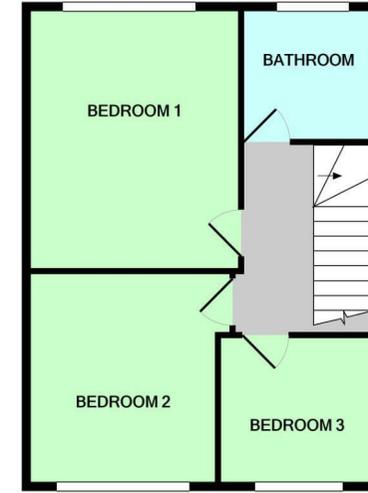
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Output 139.79 kWh/m²/yr.









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