



1 Springfield Avenue, Templeogue, Dublin 6W D6W TP20

Beirne
& Wise



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For Sale By Private Treaty

This is a distinctive and unique detached four/five bedroom residence of 198sq. m (including integral Garage). Situated on a large corner site with potential to extend into the substantial gardens that surrounds the house on three sides. Bordering Rathfarnham, Terenure and Templeogue it is conveniently located - just a few steps from the rear entrance of Bushy Park with leisurely walks along the Dodder and through the park.

Designed and built as a bungalow by its Architect owner in 1963 and later extended into the attic as originally intended - to meet a growing family's needs, this much-loved home is now ready for the next generation. A modern and minimalist house, it has many bespoke design features with a pared-back sense of style. The layout was ahead of its time, reflecting a desire for a more informal style of living than was the norm in the 1960's, with an open plan Living/Dining area being the axis on which the whole house revolves. Explicitly designed to take advantage of its orientation, coupled with its large picture windows, this is a light filled home which enjoys an array of outdoor views onto the leafy gardens.

A house that lends itself to being imaginatively updated this is, as one would expect of an Architect's home, solidly built, of cavity wall construction and will appeal to those looking for a refreshingly distinctive property with its cedar cladding, textured, exposed brick/block and timber sheeted walls; it offers endless opportunities to create a wonderful family home.

Located in the parish of St Pius X, there is a selection of schools nearby, including St. Pius National School, Our Lady's, Terenure College and The High School, to mention but a few. Offering convenience to a family's daily living, it is just a stroll from Rathfarnham Shopping Centre, and within easy reach of all that the villages of Templeogue, Rathfarnham and Terenure have to offer. There are several bus routes from Templeogue Road and Butterfield Avenue.

Special Features

- SITE AREA: 780 sq.m. (Almost 0.20 acre)
- FLOOR AREA: 198 sq.m. (2,125 sq. ft.) including integral garage.
- Mature wrap around gardens
- Excellent potential to extend (subject to P.P.)
- Double glazed windows and doors
- Spacious Garage
- Off street parking with turning circle
- GFCH and Phone watch monitored Alarm

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

Fully glazed with sliding door and tiled floor with mat well.

ENTRANCE HALL

1.72m x 4.39m (5'7" x 14'4")

Glazed front door front leads to welcoming hall with access to cloakroom and;

GUEST WC

With wc with flush valve, whb with tiled splash back, mirror and tiled flooring.

TV ROOM

3.55m x 3.83m (11'7" x 12'6")

With large picture window, complete with BAXI fireplace with mosaic surround, underfloor air supply, fitted with a coal effect gas fire (remotely controlled) and bespoke recessed shelving and built-in book shelving.

LIVING / DINING ROOM

7.50m x 4.77m (max) (24'7" x 15'7" (max))

Spacious room with dual aspect, perfect for family living and entertaining with extra wide open BAXI fireplace again with mosaic surround with bespoke shelving, solid teak flooring and French door leading to garden. Access to;

KITCHEN

2.93m x 4.46m (max) (9'7" x 14'7" (max))

Galley style with floor and wall mounted timber units incorporating breakfast bar, with dishwasher, gas cooker with extractor, part wall tiling and tiled flooring, access to walk in Hot Press and to;

REAR PORCH

Fully glazed with tiled flooring, door to garden patio area and provides a link to Garage and;

UTILITY ROOM

2.21m x 2.94m (7'3" x 9'7")

With sink unit, plumbed for washing machine and dryer.

GARAGE

3.20m x 5.64m (10'6" x 18'6")

Extra spacious Garage with hose tap and side window.

INNER HALL / LOBBY

Bright and airy with large overhead double glazed roof light.

BEDROOM ONE

4.72m x 3.06m (15'5" x 10'0")

Double room with dual aspect and wall to wall built-in wardrobes.



BEDROOM TWO

2.92m x 3.66m (9'7" x 12'0")

Double room with original tongued and grooved timber flooring and built-in wardrobe.

BEDROOM THREE

2.93m x 2.44m (9'7" x 8'0")

Single room with original tongued and grooved timber flooring and built in wardrobe.

SHOWER ROOM

Original bathroom-which was remodelled in recent years with floor and partial wall tiling, wet room style shower cubicle with Triton electric shower, pedestal whb, mirror and concealed cistern wc with flush valve.

FIRST FLOOR

LANDING

Open stairs leads to landing with double glazed roof light and access to under eaves storage.

PLAYROOM

4.31m x 4.38m (max) (14'1" x 14'4" (max))

With window looking over lobby area and Velux roof light. There is built in open shelving and access to under eaves storage.

BEDROOM FOUR

2.97m x 4.38m (9'8" x 14'4")

This is a generous double room with walk in wardrobe.

STUDY/BEDROOM FIVE

2.95m x 4.37m (9'8" x 14'4")

This adaptable room is presently a home office but could be another good double bedroom, with built in book shelving and picture window enjoying views over the river and parklands.

GARDEN

No 1. benefits from large wrap around gardens with extensive lawned areas to the front and side gardens. Alongside the generous off street parking on the westerly side is an 80 ft. long bank/rockery with a plethora of shrubs and plants - a profusion of spring and summer-time colour. The boundaries of the property are well screened by luscious ever green hedging and birch trees. There are attractive peripheral raised planter beds -an integral design feature to the external façade on three sides of the house with an easily maintained pebbled finish. To the rear is a sheltered patio area which enjoys the morning sun with steps leading to the side garden.

BER

Number: 107656894

Output: 511.08 kWh/m2/yr.

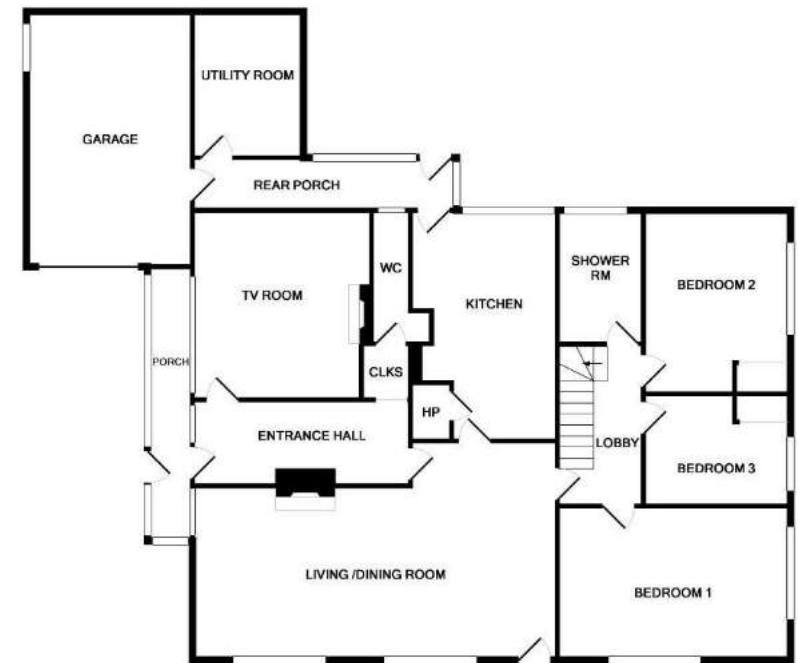




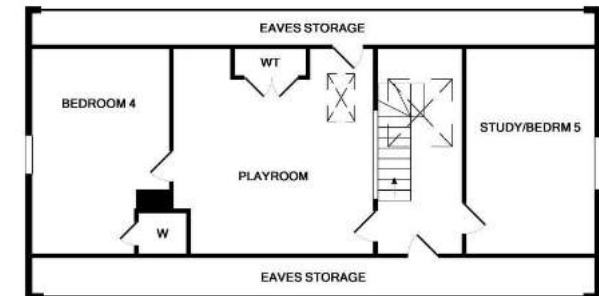




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GROUND FLOOR



1ST FLOOR

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