



11 Weston Park, Churchtown, Dublin D14 E6X8

Beirne
& Wise

For Sale By Private Treaty

No. 11 is a substantial semi-detached house that has been comfortably extended and remodelled to provide for a great family home. There is a great balance of both living and bedroom accommodation with further scope to extend/convert should one desire, subject to planning. The bright and well-proportioned accommodation includes five bedrooms, three reception rooms, kitchen, family bathroom, guest wc, extended hallway and a covered side passage incorporating a utility area. There is good off street parking to the front and to the rear a large mature south west back garden of approx. 120 ft. It is not overlooked front or rear with the lovely green area to the front.

The location is one of great convenience, within walking distance of excellent local shopping at Dundrum and Churchtown, not forgetting the popular Dundrum Town Centre and all its associated leisure facilities. The Castle and Milltown Golf Clubs are nearby as is Marley Park. There is an excellent choice of local schools within easy reach. The LUAS is approx 10 minutes away and reliable bus routes provides easy access to the city, and the M50 is not far away.

Special Features

- Excellent location in Churchtown - minutes walk to LUAS
- Floor area: 131 sq. m. (1,410 sq. ft.) approx.
- GFCH
- Partially converted garage and extended hallway
- Covered, gated side passage incl. utility area
- Convenient to local shopping, schools, bus routes and the M50

Accommodation

PORCH

Covered with a pitched roof and accessed through the arch with tiled floor leads to the hallway.

HALL

HALL

Bright and airy being extended to the front and having a picture window overlooking the green, there is a coats storage area and a guest wc and access to the principle rooms.

DINING ROOM

4.1m x 3.65m into Bay

A bright room to the front aspect with large bay window and double doors open to the living room.

LIVING ROOM

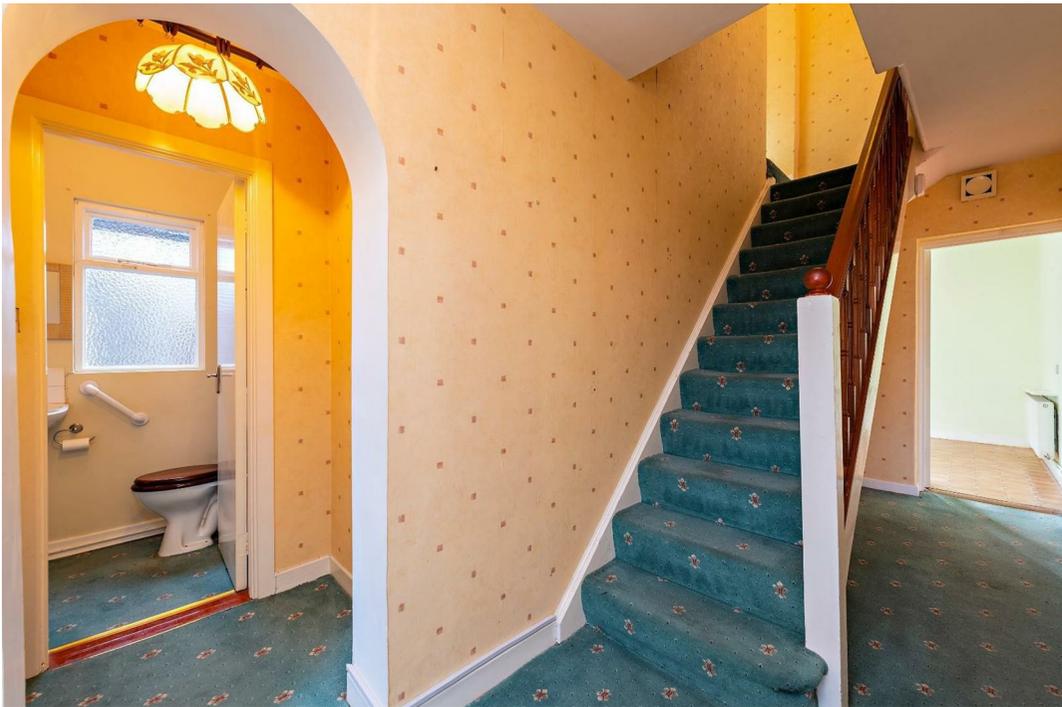
4.02m x 3.78m

With a feature timber fireplace with marble inset and hearth and a gas fire stove. There are double doors opening to the wonderful south west facing rear garden and patio.

BREAKFAST ROOM

4.19m x 2.91m

With a tiled fireplace and overlooking the rear garden. There is a door to the covered side access and it is open to the kitchen.





KITCHEN

3.03 x 2.43m

With a range of floor and wall units there is an electric hob, double oven and extractor fan and it is plumbed for a dishwasher with a tiled splash back. There is a large window overlooking the side passage and it is open plan to the breakfast room.

COVERED SIDE PASSAGE

This area runs down the side of the house with doors at both ends, there is a utility area, plumbed for a washing machine and a storage shed, ideal space for family living.

FIRST FLOOR

BEDROOM ONE

4.02m x 3.67m

This is the principal bedroom to the rear with a sink unit and there are built in wardrobes.

BEDROOM TWO

3.68m x 2.95m

This is a good sized double room to the front with a bay window and built in wardrobes.

BEDROOM THREE

2.64m x 2.57m

A generous single room to the front.

BEDROOM FOUR

4.34m x 2.28m

A good size room to the front with built in wardrobes and a sink unit.

BEDROOM FIVE

3.44m x 2.28m

A good size single room to the rear with a sink unit.

BATHROOM

2.92m x 1.82m

A large room with extensive wall tiling and a Hot Press. There is a walk in shower unit, wc and whb.

GARDEN

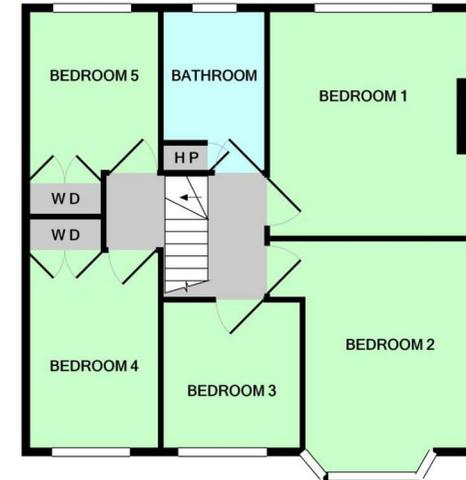
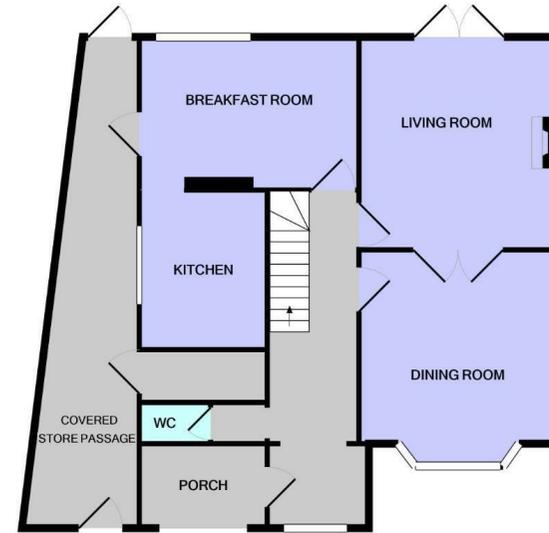
The front garden has good off street parking with mature planting and hedging. There is a covered side passage that leads to the beautiful south west facing garden to the rear. It features a large patio area, extensive lawn, specimen planting with trees and shrubs. It enjoys great privacy with a mature skyline of trees at the end. It is ideal for summer dining al fresco.

BER

Number: 112901533

Output: 315.45 kWh/m²/yr.





Beirne
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