



35 Landscape Gardens, Churchtown, Dublin 14, D14XP28

Beirne  
& Wise



## 35 Landscape Gardens, Churchtown, Dublin 14, D14XP28

For Sale By Private Treaty

No 35 is a most appealing five bedroom family home, superbly situated in this quiet and leafy cul de sac just off Braemor Road, with the benefit of the much sought after sunny west facing rear garden (24 m long approx.) It takes just a short stroll to confirm the confidence in this enclave with a selection of refurbished, extended and updated family homes.

Though this well cared for family home is in need of updating, all the elements – space, light and good proportions are apparent with tremendous potential to further reconfigure / extend into the garden, the attic or indeed convert the integral garage, should one desire, subject to planning. The accommodation briefly comprises; Porch, entrance hall, living room, guest w.c., extended family / dining room, extended breakfast room and kitchen with access to the integral garage. At first floor level there are five bedrooms with the family bathroom and a separate shower room.

The location needs little introduction, with every possible amenity nearby; excellent local shopping on the doorstep as well as choice of coffee shops/ eateries in Churchtown, with Rathgar, Nutgrove and the Dundrum Town Centre all close by. It is an easy walk to the LUAS and there is good access to the M50 as well as several bus routes to the city and beyond. There is a choice of well-established primary and secondary schools all nearby not forgetting a range of leisure facilities to include the Castle and Milltown Golf Clubs, Bushy, Marley and Orwell Parks.



### Special Features

- Extended five bedroom home.
- Wonderful 24 m long (approx.) west facing rear garden
- Floor Area: 156 sq.m. approx. including integral garage
- Superb location in quiet enclave overlooking woodland and adjacent open green.
- Further potential to extend subject to necessary P.P.
- GFCH

### View

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





## Accommodation

### ENTRANCE HALL

With storm porch, leading to spacious and inviting hall with coved ceiling, wall lighting points and access to;

### GUEST W.C.

Fully tiled with w.c., wh.b. and extractor fan.

### LIVING ROOM

4.10m x 3.75m

This is a bright and airy room to the front, with original coved ceiling with marble fireplace with timber surround and fitted with an enclosed gas fire.

### FAMILY / DINING ROOM

6.23m x 3.42m (max. dims.)

Very spacious, extended room with partial coved ceiling, original marble fireplace and large sliding patio door taking full advantage of the wonderful garden views.

### BREAKFAST ROOM

5.25m x 2.70m (max. dims.)

Again extra spacious extended room, dual aspect with internal high level window. The GFCH boiler is located here with access to;

### KITCHEN

2.71m x 2.35m

Fitted with floor and wall mounted units with s.s sink, free standing cooker and is plumbed for a washing machine. There is access to both the garage and the rear garden.

### GARAGE

5.16m x 2.42m

A great storage facility or ready for conversion (subject to P.P.)

### FIRST FLOOR

#### LANDING

With access to Hot Press and Attic space.

#### BEDROOM ONE

4.16m x 3.43m

This is a generous double room to the front overlooking mature woodland area with original tiled fireplace.

#### BEDROOM TWO

3.75m x 3.43m

This is also a generous double room to the rear, with original tiled fireplace.



### BEDROOM THREE

2.88m x 2.35m

This is a spacious single room / small double overlooking the rear garden.

### BEDROOM FOUR

5.03m x 2.42m (max.dims.)

A double room to the front with a built-in wardrobe.

### BEDROOM FIVE

2.72m x 2.71m

A spacious single room / small double overlooking the front garden.

### BATHROOM

With partial wall tiling and suite comprising; bath, pedestal w.h.b and w.c.

### SHOWER ROOM

Separate step in shower cubicle with Triton Electric shower unit.

### GARDENS

The walled front garden provides off street parking with a lawn area, perimeter flower beds and mature shrubs. The delightful west facing rear garden (9.1m wide x 24.3 m long approx.) is mostly in lawn with a linear pathway leading a timber garden shed. There is a well maintained high level hedging at the rear boundary and a selection of shrubs dotted along the perimeter. This is the perfect garden for all day sun and also a child's paradise or a gardener's delight!

### BER

Number: 117656421

Output: 279.43 kWh/m<sup>2</sup>/yr



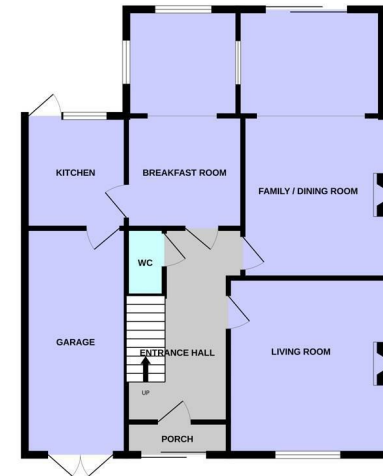
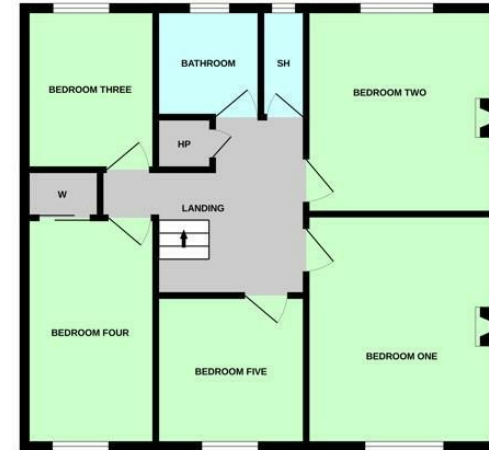






PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

1ST FLOOR



Beirne  
& Wise

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: info@beirnewise.ie  
www.beirnewise.ie