



11 Highfield Park, Dundrum, Dublin 14, D14YW32

Beirne
& Wise

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For Sale By Private Treaty

Built c. 1937, this is a handsome red brick detached home of immense charm and character with an impressive Victorian style façade. Internally No 11 has all the features you would expect – rooms of gracious proportions with refined period detail – high ceilings with cornicing, fireplaces and detailed architraves to mention a few with evidence of the wonderful Arts & Craft/ Art Deco era throughout.

This family home has been lovingly cared for over the years however there is wonderful potential to extend to the rear or indeed to the side of the house (subject to Planning Permission).

The accommodation briefly comprises; Entrance Hall, two Reception Rooms, Breakfast Room, Kitchen and ancillary Storage areas with three Bedrooms and Shower Room and a separate wc at First Floor Level.

The location needs little introduction, with an enviable range of facilities at hand. Located just off the Dundrum road in this quiet enclave with an enviable range of facilities at hand; within minutes of Dundrum Town Centre, Milltown, Churchtown and Clonskeagh. The M50 is easily accessible and the LUAS is a short walk away. It is within easy reach of UCD and the Dodder Linear Park linking Dartry, Orwell and Bushy Parks. The Castle and Milltown golf clubs are nearby as well.



Special Features

- PVC double glazed sash windows
- Potential to Extend (subject to Planning Permission)
- Excellent location with a wealth of amenities on hand locally.
- Exceptional period detail throughout
- Floor area 150 sq. m. approx. (including Garage and Storage Room)
- Close to LUAS

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

A truly inviting reception hall with coved ceiling, polished timber flooring and exquisite "Arts and Crafts" style staircase with ornate mahogany balustrade and pine steps. Panelled front door with attractive recessed side windows.

LIVING ROOM

4.53m x 4.12 m (into bay)

Elegant bay windowed room with coved ceiling, polished timber flooring and feature period timber surround / tiled insert fireplace mahogany fireplace.

FAMILY ROOM

4.09m x 3.67m

Light filled room with coved ceiling, dado rail, another period fireplace with timber surround and tiled insert, polished timber flooring and French doors with overhead fanlight leading to rear garden.

BREAKFAST ROOM

3.30m x 3.09m

With view over rear garden with ample room to dine, access to under stairs Pantry with original timber sheet door to rear lobby and the garage and open to;

KITCHEN

3.39m x 1.42m

Galley style kitchen with roof light and recessed down lighters, fitted with an array of modern floor and wall mounted units with tiled splashback counter top lighting built in ceramic hob and extractor unit, built in oven and microwave unit, one and a half bowl sink overlooking garden with a pantry press and access to;

STORE

With Belfast sink, plumbed for washing machine and wall mounted units. Access to WC and garden and;

GARAGE/STORE

Used as storage room.

FIRST FLOOR

LANDING

Bright and airy with original casement window and polished timber flooring with a storage press.

BEDROOM ONE

4.97m x 4.26m (into bay)

Generous double room with bay window, recessed down lighters, coved ceiling and polished timber flooring with extensive built in wardrobes and open shelving and lovely views.



BEDROOM TWO

3.66m x 3.58m

This is a generous double room with extensive built in wardrobes and polished timber flooring overlooking rear garden.

BEDROOM THREE

3.30m x 3.00 m (10'9" x 9'10" m)

Presently used as home office with polished timber flooring.

SHOWER ROOM

Modernised, fully tiled with suite comprising; walk in shower with electric shower unit, vanity style whb with separate modernised wc and whb complete with chrome towel radiator.

GARDEN

Traditional front garden with boundary wall to front and well-trimmed hedging on both sides. There is a driveway with parking for a couple of cars alongside a lawn area with a selection of shrubs. A side door leads to a secluded courtyard style patio (4.2m x 3.8m) which is in front of the original garage- this is an absolute sun trap and come with an outdoor tap. The private walled rear garden 20m long x 12 m wide approx. is a heavenly oasis of calm with extensive lawn area bordered by perimeter hedging on one side and meandering flower beds on the other well stocked with specimen trees and shrubs to provide year round interest.

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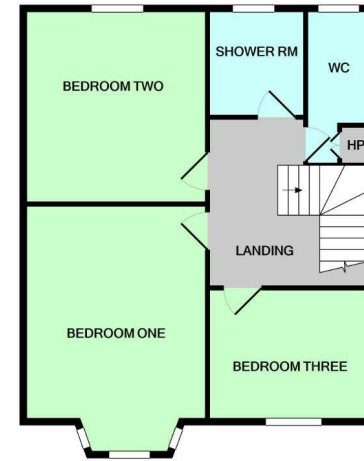
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Output 401.51kWh/m2/yr.









1ST FLOOR



GROUND FLOOR

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