



Padua, 53 Beaumont Avenue, Churchtown, Dublin 14,
D14F4E7

Beirne
& Wise

Padua, Beaumont Avenue, Churchtown, Dublin 14, D14F4E7

For Sale By Private Treaty

“Padua” is a double fronted detached bungalow with a wonderful 26 m long (85 ft.) approx. secluded rear garden. Built c., 1937 it retains many art deco features such as high ceilings with in situ coving, picture rails, original panelled doors and a period fireplace. This well maintained family home has been updated in recent years and has a nice sense of proportion throughout which is synonymous with its era. The opportunities to extend are obvious - into the large rear garden and to the side into the garage space (subject to P. P.) The accommodation is bright, airy and highly adaptable to suit changing needs and comprises; Porch leading to hall, living room, family room, kitchen/ breakfast room, two good bedrooms, shower room and an adjoining garage completes the picture.

The location can only be described as one of great convenience, within an easy walk of the LUAS at Dundrum providing speedy access to the city centre and beyond. Local shopping is well provided for at Churchtown and all the leisure and shopping facilities of both Dundrum and Nutgrove are close by. There is an excellent selection of both primary and secondary schools not forgetting the DLR Leisure Centre is just minutes away as are the parks at Marley and St. Enda's and access to the M50.

Special Features

- 1930's bungalow of great charm and character.
- Secluded rear garden 26.0m x 13.0m approx.
- Terrific potential to extend subject to necessary P.P.
- Floor area 85 sq.m. approx. excluding garage.
- Garage and side entrance.
- 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

Spacious porch with sliding patio style door and side window.

HALL

Welcoming hall with glazed panelled door with original metal side windows with painted floor boards (replaced 6 years ago) with ceiling coving, rounded corners and picture rail. There is also access to the attic space.

LIVING ROOM

3.94m x 3.66m plus bay

This lovely room has a bay window overlooking the front garden, original coved ceiling, picture rail, painted floorboards and a period timber surround tiled open fireplace.

KITCHEN/ BREAKFAST ROOM

3.72m x 2.97m

With a range of contemporary floor and wall mounted units with Belfast sink complete with swan neck tap, stainless steel gas hob with overhead extractor, built-in oven and solid timber worktops with counter top lighting, recessed down lighters and attractive chequered floor tiling. There is access to the gated covered area which in turn provides access to the front garden and the garage.

BEDROOM ONE

3.72m x 2.78m

This is a double room to the rear with painted timber flooring and views over the rear garden.

BEDROOM TWO

3.30m x 2.95m

This also is a double room to the rear with painted timber flooring.

BEDROOM THREE/ FAMILY ROOM

4.24m x 3.60m plus bay

Adaptable room to the front, with large bay window, with open fireplace, coved ceiling, picture rail and painted floorboards.



SHOWER ROOM

Wet room style fully tiled with walk-in in shower area with electric shower unit, pedestal mounted whb with overhead mirrored cabinet and close coupled wc.

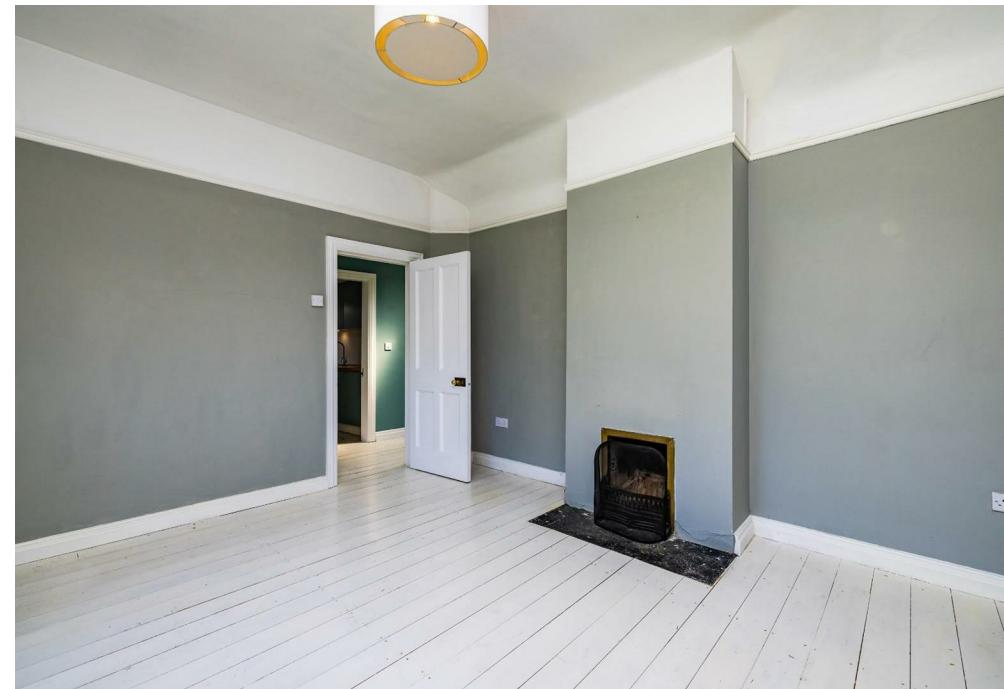
GARDENS

The front garden is well shielded from the passing eye with well-maintained boundary hedging and driveway offering off street parking. The garden is mainly in lawn with a selection of flowering shrubs just outside the front door. There is access to the rear garden via the garage and a separate side entrance. The garage is open to the rear with access to the green house and the boiler room. The well secluded rear garden 26 m long x 13 m wide approx. is a haven of peace and tranquillity with a selection of mature trees and flowering shrubs along the boundaries. The garden is divided into two sections by a linear hedge which runs the width of the property. The area closest to the house been for leisure and the latter originally a dedicated vegetable garden. The possibilities of extending are plain to see (subject to P. P) but this is also a magical garden for children and gardeners alike.

BER

Number: 116465345

Output: 342.07 kWh/m²/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.

GROUND FLOOR



Beirne
& Wise

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