



3 Braemor Drive, Churchtown, Dublin 14. D14KC62

Beirne
& Wise

For Sale By Private Treaty



No. 3 Braemor Drive is an attractive, three-bedroom, terraced family home with generous front and rear gardens, well situated in a quiet cul de sac setting in this mature enclave just off the Braemor Road.

The house is bright and spacious with well-proportioned accommodation. Though requiring modernisation this could be the perfect home for first time buyers or those seeking a trade down to a more manageable home. There is potential to extend to the rear, if required without compromising the 24m long approx. garden or indeed into the attic space (subject to P.P.) The accommodation comprises; Hall, two interconnecting reception rooms, kitchen and at first floor level there are two generous double bedrooms, a spacious single/ small double bedroom and a bathroom complete the picture.

The location is one of great convenience; being within a stroll of excellent local shopping and the Dundrum Town Centre and the villages of Rathgar and Terenure are just minutes away. Within walking distance of the High School in Rathgar, there is a wide selection of well-established junior and senior schools nearby. Leisure facilities are plentiful with walks along the river Dodder from Orwell to Dartry Park or the playing fields of Bushy Park. The LUAS and reliable 14 bus service - provides easy access to the city and the M50 is not far away.



Special Features

- Excellent location in quiet cul-de-sac setting.
- Large front and rear gardens with pedestrian rear access.
- GFCH
- Potential to extend into the rear garden and or convert attic space (subject to P. P.)
- Floor area: 92 sq. m. (990 sq. ft.) approx.
- Close to a range of amenities.

Accommodation

HALL

With enclosed porch leading to welcoming hall with access to under stairs storage.

LIVING ROOM

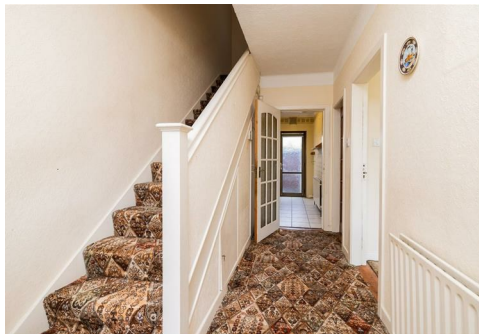
3.64m x 3.31m

This is a large bright room to the front with an open fireplace. Double Georgian style doors interconnect to;

FAMILY ROOM

3.99m x 3.63m

Spacious room overlooking rear garden with open fireplace.



KITCHEN

3.00m x 2.06m

Galley style with tiled flooring, with floor and wall mounted units, with extractor hood, plumbed for washing machine, space for cooker and fridge /freezer. Access to rear garden.

FIRST FLOOR

LANDING

Spacious landing with access to attic space.

BEDROOM ONE

4.00m x 3.65m

This is a large double room to the rear with modern built-in wardrobes.

BEDROOM TWO

3.45m x 3.24m

This is another double room to the front.

BEDROOM THREE

3.10m x 2.53m

A generous single / small double room to the front

BATHROOM

Tiled floor and partially tiled walls, with bath complete with electric shower, w.h.b and w.c.

GARDENS

The enclosed front garden (19m long approx..) with gated pedestrian and side pathway leads to the front door. Traditional in layout, with an extensive lawn area with hedging running along the adjoining property and a selection of mature shrubs and trees at the front boundary. The rear garden 24m long x 5.9m wide approx. would allow a generous extension without comprising this family friendly garden. It is mostly in grass with shrubs dotted along the boundary walls. There is a pedestrian entrance on to the rear laneway. There is a purpose-built concrete storage shed which houses the GFCH boiler.

BER

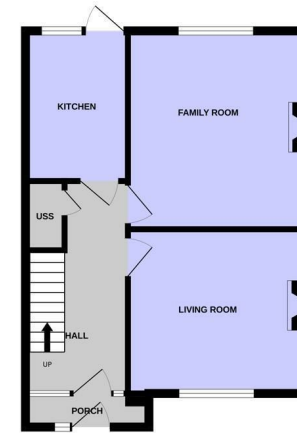
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Output: 364.33 kWh/m2/yr

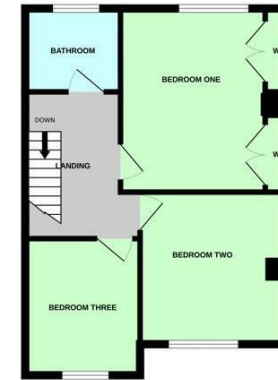




GROUND FLOOR



1ST FLOOR



Beirne
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