



116 Sweetmount Avenue, Dundrum, Dublin 14, D14 Y286

Beirne
& Wise



For Sale By Private Treaty

This is a most attractive, extended four bedroom semi-detached family home with garage and side entrance, well situated in this mature leafy residential area, adjacent to all the amenities that Dundrum and Churchtown have to offer. Sweetmount Avenue can be accessed from either the Upper Churchtown Road (Dundrum end) or from Weston Road (Churchtown end).

Though in need of some modernisation this has been a well-cared for family home with a good balance of living and bedroom accommodation of 126 sq. m. (1,356 sq. ft.) excluding garage. This is a bright airy house with large windows and generous room proportions. There is plenty of scope to convert the garage or extend into the large rear garden (subject to Planning Permission). Potential buyers may wish to reconfigure the existing arrangement of access to the fourth Bedroom -which could be easily done.

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 Luas at Dundrum is just minutes' away providing speedy access to the city and beyond. The Castle and Milltown Golf Clubs are nearby as is Airfield, Marley and St Enda's Park. There is a choice of local schools nearby and the M50 is easily accessed and there is a regular bus service to Dublin Airport.

Special Features

- Within minutes walk of LUAS at Dundrum.
- Potential to convert Garage and extend to the rear (subject to necessary P.P.)
- Double Glazed Windows, PVC gutters and soffits.
- Mature walled gardens front and rear.
- Generous off-street parking.
- Floor area 126 sq. m. (1,356sq. ft.) approx. excluding Garage.

Accommodation

HALL

With outer porch which leads to a welcoming, light filled hall, with access to all rooms and invaluable under stairs storage.

LIVING ROOM

3.71m x 3.71m

Well proportioned, bright room with large window to the front with original tiled open fireplace.

DINING ROOM

3.36mx 4.47m

This overlooks the lovely rear garden, again generously proportioned with original tiled open fireplace.

KITCHEN/ BREAKFAST ROOM

4.01m x 3.08m

With space for dining and fitted with floor and wall mounted units, stainless steel sink with splash back, and access to rear garden via porch.

GARAGE

2.58mx 5.0m

Attached to the house with up and over garage door and direct access to rear garden with potential for conversion. (Subject to planning permission)



LANDING

With access to the Hot Press and hatch to Attic Space.

BATHROOM

With bath complete with Triton shower control valve, vanity whb and separate WC.

BEDROOM ONE

3.35m x 4.4m

This is the principal bedroom with wonderful views over the rear gardens and the city scape. There are built in storage presses and vanity unit with overhead mirror.

BEDROOM TWO

3.18m x 3.80m

A double room to the front with built in storage presses and vanity unit with overhead mirror.

BEDROOM THREE

2.50m x 2.60m

To the front - a roomy single room with access to fourth bedroom.

BEDROOM FOUR

2.60m x 4.50m

Over the Garage, this is a double room with a built in storage press. A door leads to an external to steel staircase to garden level. Steps up to;

STORAGE ROOM

With window and provides access to;

BATHROOM

With bath, pedestal whb and wc and access to second Hot Press.

GARDEN

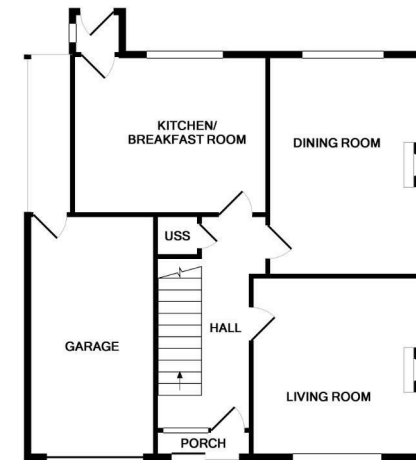
To the front there is an extra wide gated entrance giving access to a paved driveway bordered by brick edging providing generous off street parking alongside a lawn area with perimeter hedging. A side gate leads to delightful walled rear garden (10 m wide x 19.7m approx.) with extensive lawn and mature hedging- a family friendly garden perfect for children's play. There are two concrete storage structures - one which houses a wc and whb while the other is plumbed for a washing machine.

BER

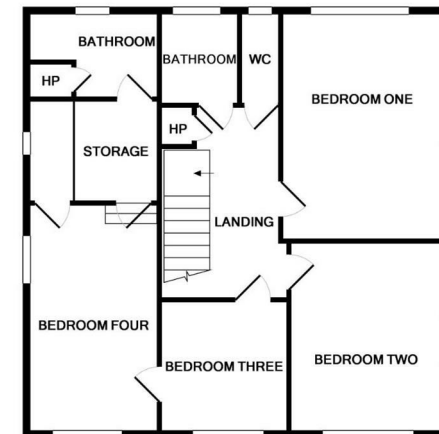
Number: 111065793

Output: 479.81 kWh/m2/yr





GROUND FLOOR



1ST FLOOR

**Beirne
& Wise**

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