



142 Braemor Road, Churchtown, Dublin14 D14H668

Beirne  
& Wise



## For Sale By Private Treaty

No. 142 is a smart, red brick, three bedroom semi-detached home, well situated on this attractive and much sought after residential road in Churchtown. This extended, bay windowed house is bright and spacious with large windows and well-proportioned accommodation. There is excellent off street parking to the front, and a sheltered rear garden.

The accommodation comprises of an entrance hall, three reception rooms, kitchen, three bedrooms, a w.c. and a bathroom. The garage has been converted to a spacious wet /shower room and a generous pantry/utility room accessed from the kitchen.

The location is one of great convenience; there is excellent local shopping in Churchtown and the Dundrum Town Centre, and the villages of Rathgar and Terenure are just minutes away. It is within walking distance of the High School in Rathgar, and 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 and the playing fields of Bushy Park. The LUAS and reliable bus routes provides easy access to the city, and the M50 is not far away.

### Special Features

- Excellent location in Churchtown and close to Rathgar
- 129 sq. m. (1,388 sq. ft.) approx.
- GFCH
- Converted garage and further potential to develop
- Convenient to local shopping, schools, bus routes and the LUAS



### Accommodation

#### PORCH

With original terrazzo flooring

#### ENTRANCE HALL

Bright and airy with panelled door and glazed side panels, and original ceiling coving. Access to the spacious under stairs storage

#### LIVING ROOM

3.87m x 3.68m

This is a bright room to the front aspect with large bay window, coved ceiling and original horse shoe shaped tiled fireplace

#### FAMILY ROOM

4.12m x 3.54m

With picture window overlooking the rear garden; this is a spacious room with the original tiled fireplace and hearth

#### DINING ROOM

3.76m x 3.04m

Again overlooking the rear garden, with wall mounted fitted cabinets. An arch leads to;





#### KITCHEN

3.14m x 1.83m

Galley style kitchen, with a range of modern floor and wall mounted units complete with tiled splash back, sink and original terrazzo flooring. There is access to the rear garden and a door leads to;

#### PANTRY

2.88m x 2.76m

With additional fitted kitchen units and it is plumbed for washing machine

#### WET ROOM

2.76m x 2.12m

Accessed from the hall; this room is complete with shower area with Mira electric shower unit, a w.h.b. and a w.c.

#### LANDING

The hot press and a storage press are located on the landing

#### BEDROOM ONE

3.73m x 3.59m

This is the principal room to the front with bay window and built in wardrobes

#### BEDROOM TWO

4.19m x 3.59m

This is a good sized double room to the rear, with extensive built in wardrobes

#### BEDROOM THREE

2.72m x 2.67m

A generous single room to the front

#### SHOWER ROOM

Tiled with a shower cubicle and a Mira electric shower unit, w.h.b. and there is a separate w.c. with access to the attic.

#### GARDENS

The front garden (14m x 10m approx.), is in cobble lock paving offering off street parking for several cars, with mature perimeter hedging which screens the house from the passing eye. To the rear the walled garden (16m x 10m approx.) is mainly in lawn with rear and side patio areas, and there is a block built shed

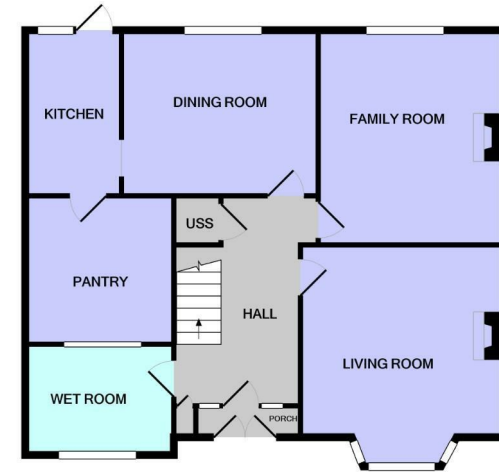
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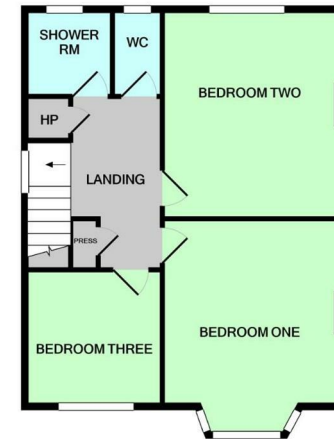
Output: 308.57kWh/m2/yr







GROUND FLOOR



1ST FLOOR

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