



Hilltop 94 Beaumont Avenue, Churchtown, Dublin 14,

Beirne
& Wise

Hilltop 94 Beaumont Avenue, Churchtown, Dublin 14, D14RX51

For Sale By Private Treaty

This is a smart, double fronted, detached bungalow, well situated on the sunny side of Beaumont Avenue. Built c., 1924, this extended, bay windowed residence retains many period details such as high ceilings, picture rails and a nice sense of proportion throughout – all synonymous with its era. The accommodation is bright, airy and highly adaptable and comprises; hall, living room interconnecting to family room area and open to dining area, kitchen/breakfast room with adjoining utility room, three bedrooms – one en-suite and a family bathroom. The real bonus is the converted attic space with attached bathroom. There is a generously sized front garden which offers generous off-street parking and to the rear a sun trap south and west facing patio rear garden.

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. The DLR Leisure Centre is just minutes away as are the parks at Marley and St. Enda's. Access to the M50 is a short drive away.



Special Features

- 1920's bungalow of great charm and character.
- Convenient location with good bus service and LUAS.
- Secluded west facing courtyard style rear garden.
- Alarm System/ GFCH
- Floor Area: 122 sq.m. plus converted attic 25 sq. m.
- Excellent off-street parking.
- Double glazed windows and doors.
- EV Car Charger

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

PORCH

Enclosed porch with tiled floor leads to;

HALL

Spacious hall of elegant proportions with panelled front door with stained glass insert, coved ceiling with centre rose, picture rails and attractive feature arch and access to all rooms.

LIVING ROOM

4.16m x 3.63m plus bay

This lovely room has a bay window overlooking the front garden, original coved ceiling, ornate ceiling rose, picture rail and a marble surround fireplace with gas fire inset which provides a focal point for this comfortable room. Open to;

FAMILY ROOM

3.06m x 2.69m

With large picture window overlooking the front garden, with coved ceiling, open to;

DINING ROOM

3.97m x 2.62m

With ample room to dine with tiled flooring and roof light, access to;

LOBBY

With access to Hot Press and external door onto Beaumont Close.

KITCHEN/BREAKFAST ROOM

4.96m x 3.02m

Spacious light filled room with pitched roof with sky light, recessed down lighters with tiled flooring throughout, with an extensive range of floor mounted units and tiled splashback. There are double doors leading to sunny south and west facing patio garden. Access to;

UTILITY ROOM

With tiled flooring, plumbed for a washing machine, dryer and dishwasher.

BEDROOM ONE

3.60m x 3.24m

This is a generous double room to the rear.

ENSUITE

With tiled floor and partially tiled walls with w.c, w.h.b and shower with thermostatic shower valve.

BEDROOM TWO

3.63m x 3.42m

A double room to the rear, with coved ceiling and access to;



BEDROOM THREE

3.90m x 3.60m – max. plus bay

Single bedroom - light and airy to the front with bay window

BATHROOM

With tiled floor and partially tiled walls, timber sheeted ceiling with suite comprising; bath with screen and electric shower, w.c. and pedestal w.h.b.

ATTIC CONVERSION

4.34m x 4.34m

Adaptable, multi-purpose space with pitched timber sheeted ceiling with twin roof lights and access to eaves.

BATHROOM

Spacious bathroom with pitched timber sheeted ceiling complete with roof light, with tiled flooring and suite comprising; bath with tiled surround, pedestal w.h.b. and w.c.

GARDEN

The walled and gated front garden is mainly in cobble lock with perimeter flower beds and offers off street parking for several cars. To the rear is a secluded courtyard style patio area 7.80m x 4.47 m approx. with corner planter bed which enjoys a south and westerly aspect -a real sun-trap and perfect for al fresco dining.

BER

Number 105182463

Output 264.38 kWh/m2/yr.

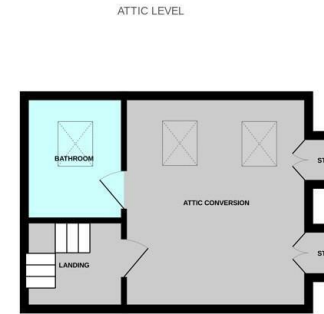








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GROUND FLOOR



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