



71 Churchfields, Milltown, Dublin 14, D14K6K2

Beirne
& Wise

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For Sale By Private Treaty

No. 71 Churchfields is a truly exceptional home, ideally located in a quiet cul-de-sac overlooking a beautiful green in this most sought after residential development. Built by O'Malley Construction in 1994, this award winning development is nestled between Dundrum, Milltown and Clonskeagh.

The beautifully presented semi-detached home has been tastefully updated in a classic contemporary style, resulting in a home of great charm and charisma. The well-proportioned, light filled accommodation with interconnecting rooms is perfect for modern day living and comprises; entrance hall, living room, kitchen, dining area, family/sun room and a guest wc on the ground floor. At first floor there are four bedrooms with the principal bedroom en-suite and the family bathroom completes the picture. With generous off street parking to the front a gated side entrance leads to the manicured rear garden and patio which is well stocked with a variety of hedging and shrubbery offering great privacy.

The location is superb; within walking distance of excellent local shopping, eateries and restaurants. It is within easy access of Milltown, Ranelagh, Clonskeagh and Donnybrook and the Dundrum Town Centre is just minutes away. There is a host of leisure facilities nearby to include Milltown Golf Club and the Dodder Linear Park with lovely walks along the river connecting Ballsbridge to Terenure. There is a selection of well-established junior and senior schools nearby with Alexandra College just a stroll away and Sandford Park School, Gonzaga College, Muckross Park College, Ranelagh multi- denominational School all within easy reach. A selection of bus routes and the LUAS at Milltown makes light work of the short commute to the city centre and beyond, not forgetting it is just a short cycle to UCD.

Special Features

- Superb location in quiet cul de sac overlooking green.
- Floor area 125 sq. m. approx.
- Secluded landscaped rear garden
- Updated "classic contemporary" home of great charm.
- PVC double glazed windows
- GFCH, Alarm System

View

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







Accommodation

ENTRANCE HALL

Welcoming hall with panelled front door with stained glass side panel, coved ceiling with recessed down lighters, solid beech wood flooring with mat well, radiator cabinet and access to;

GUEST WC

With tiled flooring, wc and corner whb with attractive tiled splash back and painted timber wainscoting.

LIVING ROOM

5.51m x 3.57m (plus bay)

Delightful room to the front with square bay window and feature stained glass window, coved ceiling with recessed down lighters and bespoke built-in cabinets and open shelving on both sides of the marble open fireplace, fitted with a coal effect gas fire. Solid beech wood flooring carries through from the hall. Double doors interconnect to;

DINING AREA

4.18m x 2.89m

Spacious dining area with solid beech wood flooring, radiator cabinet and recessed down lighters, access to family/sun room and open to;

KITCHEN/ BREAKFAST ROOM

6.18m x 2.48m

L-shaped modern Shaker style kitchen with an array of floor and wall mounted units, incorporating integrated fridge/freezer, dishwasher, washing machine and dryer. There is also a built-in double oven, gas hob with overhead extractor, co-ordinating floor and splash back tiling with sky light and recessed down lighters. There is ample room for a breakfast table.

FAMILY/SUN ROOM

2.93m x 2.76m

With sliding door access from the dining area, this adaptable room takes full advantage of the wonderful views overlooking the rear garden. There is solid wood beech flooring with recessed down lighters and double doors lead to the garden.

FIRST FLOOR

LANDING

The carpeted staircase leads to naturally lit landing area with sky light, recessed down lighters and access to the Hot Press.

BEDROOM ONE

3.87m x 3.32m

This is the principal bedroom overlooking the open green to the front with built-in wardrobes, recessed down lighters, radiator cabinet and solid wood beech flooring. Access to;



ENSUITE

Fully tiled with suite comprising; shower cubicle and screen with electric shower unit, wall mounted whb with overhead mirror and vanity light, close coupled wc and wall mounted bathroom cabinet.

BEDROOM TWO

3.61m x 2.74m

This is a double room to the rear with built-in wardrobe and solid wood beech flooring.

BEDROOM THREE

2.81m x 2.73m

This is a small double / generous single room to the front of the house with built-in wardrobe and solid wood beech flooring.

BEDROOM FOUR

4.30m x 2.16m

Another double room to the front, presently used as home office with built-in wardrobe and solid wood beech flooring.

BATHROOM

A stylish bathroom, fully tiled with mosaic style tiling with suite comprising; bath with electric shower unit, whb with overhead mirror and vanity light, close coupled wc and bathroom cabinet.

GARDENS

This smart red brick house is surrounded by greenery - front and back, with a lovely open green to the front. There is off street parking alongside a lawn area with perimeter hedging. A well-tended flower bed at the entrance is a welcoming sight -filled with striking purple irises and hydrangeas. A gated side entrance leads to the beautifully secluded rear garden, which has been sensitively landscaped- resulting in a garden of great harmony and calmness. There is a well -positioned sandstone patio which catches all the afternoon and evening sun and is surrounded by a manicured lawn with an abundance of perimeter planting. There is also a garden shed well camouflaged with climbing plants.

BER

Number 108485244

Output 230.75 kWh/m2/yr









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