



30 Braemor Drive, Churchtown, Dublin 14, D14A439

Beirne
& Wise



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For Sale By Private Treaty

Beyond this smart but modest façade lies a superbly refurbished and extended family home with a converted attic and the much sought after westerly rear garden. This deceptively spacious three bedroom residence is presented in excellent condition ready and waiting for its new owners.

Nicely extended to the rear, taking full advantage of its sunny aspect, this contemporary family home has much to offer. Refurbished from top to toe over recent years, the attention to detail, quality of materials and high standard of finish throughout is clearly evident, coupled with wonderful open plan living space which will appeal too many.

Well situated in this quiet leafy cul de sac, yet within minutes of all the amenities of Churchtown and Dundrum and also bordering on the edge of Rathgar and Rathfarnham with every possible facility is on your door step. There is excellent local shopping in all directions and is within walking distance of the Dodder linear Park connecting Bushy, Orwell and Dartry parks. No 30 is also convenient to a selection of premier junior and senior schools. The LUAS at Windy Arbour provides easy access to the city and beyond and there is a reliable bus service running on the Braemor Road.



Special Features

- 135 sq. m. approx.including converted attic
- External wrap around insulation with C2 energy rating
- Refurbished, extended and modernised home
- Double glazed windows and doors.
- Monitored Phone watch Alarm System
- GFCH
- Westerly facing rear garden with rear access
- Cul-de-sac setting

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

With enclosed porch leading to welcoming hall with coved ceiling, recessed down lighters, maple flooring and panelled walnut interior doors and architraves.

TV ROOM

3.63m x 3.46m

To the front with original coved ceiling, recessed down lighters and maple flooring open to;

LIVING ROOM

3.59m x 3.98m

Similar to front room, with an attractive open fire place with timber surround and coal effect gas fire, providing a focus for this comfortable room. Open to;

KITCHEN/DINING/FAMILY ROOM

5.14m x 4.96m

Stunning open plan space with pitched roof with Velux roof lights, down lighters, beautiful polished porcelain tiles throughout with ample room to dine. Patio doors lead to sheltered patio area. There is an island unit with breakfast bar which gently separates the two areas. The kitchen is fitted with an array of shaker style floor and wall mounted units, plinth lighting, with crisp coloured glass splash back, countertop lighting, one and half bowl sink with swan neck tap, extractor hood and ceramic induction hob, built in double oven with warming drawer, space for integrated dishwasher and cabinet to receive tall fridge freezer. Open to;

UTILITY

Practically positioned and fully fitted with space for washing machine and dryer.

GUEST WC

Fully tiled with close coupled wc, whb, chrome towel radiator and mirror.

FIRST FLOOR

LANDING

With access to all rooms and stairs to converted attic

BEDROOM ONE

3.55m x 4.0m

This principal bedroom to the rear has extensive built in wardrobes incorporating vanity unit and overhead mirror. There are wall mounted bedside lighting units.

BEDROOM TWO

3.20m x 3.47m

Another double room to the front



BEDROOM THREE

2.55m x 2.77m

Generous sized single room to the front

BATHROOM

Contemporary, fully tiled with recessed down lighters with suite comprising; Jacuzzi bath with overhead electric shower and screen, close coupled wc, vanity style basin with anti-mist overhead mirror, shaver socket ,chrome towel radiator and tall cabinet.

ATTIC CONVERSION

4.12m max x 3.7m

A carpeted stairs leads to landing area with overhead Velux roof light and storage area. The Attic conversion has twin Velux roof lights with access to under eaves storage on both sides. There are wall mounted lights and access to;

SHOWER ROOM

Fully tiled with shower cubicle with thermostatic shower valve, wc and pedestal basin with overhead mirror

OUTSIDE

To the front there is a cobble lock driveway offering generous off street parking for two cars and more with perimeter hedging and planting. To the rear, the walled garden- 17.3m x 5.94m (57'x19'6")approx. with diagonally laid patio extends the width of the garden catching the afternoon and evening sun- perfect for outdoor entertaining. There is also an outdoor tap and power point. There are steps down to lawn area bordered by a selection of trees and shrubs with an eye catching feature wall with raised planter beds and water feature which conceals the gated rear entrance onto the lane.

BER

BER Number: 111053195

Output: 195.75 kWh/m²/yr.

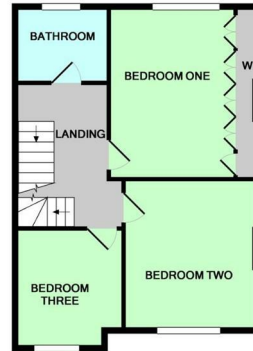




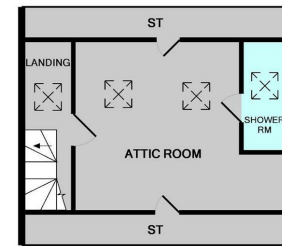




GROUND FLOOR



1ST FLOOR



ATTIC

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