



17 Sweetmount Avenue, Dundrum, Dublin 14,  
D14RW56.

Beirne  
& Wise

## 17 Sweetmount Avenue, Dundrum, Dublin 14, D14RW56



This is a spacious semi-detached family home with the added benefit of large mature gardens both front and rear. This light filled home has been comfortably extended and cared for over the years with further potential to further develop/convert if required subject to planning. The well-proportioned accommodation includes four bedrooms and a family bathroom on the first floor. The ground floor has an entrance porch, hallway with guest wc, a large living/dining, kitchen breakfast, a conservatory with garage and a covered side passage incorporating a utility and storage area. The large front garden has generous off street parking and side access leads to the large, private south facing rear garden with patios, mature planting and an extensive lawn.

No 17 is 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).

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. Leisure facilities abound with Airfield, Marley and St Enda's Park minutes away. There is a selection of established schools nearby and the M50 is easily accessed.



### Features

- This is a spacious semi-detached family home with the added benefit of large mature gardens both front and rear. This light filled home has been comfortably extended and cared for over the years with further potential to further develop/convert if require
- South facing rear garden with side entrance
- Alarm and OFCH
- Generous off-street parking
- Total Floor area 142 sq. m. (1,528 sq ft) approx. including garage/utility

### View

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





## Accommodation

### PORCH

Generous in size with tiled floor and access to the hall;

### HALLWAY

4.4m x 2.56m

This is a welcoming hall, with a guest wc, under stairs storage and access to the main rooms.

### LIVING /DINING

7.64m x 2.99m

Extending the full depth of house, this airy room with dual aspect has contemporary timber flooring, an open fire, ceiling coving and recessed lighting, double doors to the kitchen and a sliding door to the conservatory.

### CONSERVATORY

3.8m x 2.89m MAX

With a tiled floor and double doors to the south facing patio and garden.

### KITCHEN BREAKFAST ROOM

5.6m x 2.6m

With an array of shaker style floor and wall mounted units with worktops incorporating integrated dishwasher, sink and electric oven, hob and extractor fan and an integrated microwave. It has good storage with an integrated fridge freezer, ceiling coving, recessed lighting and a door to the covered side passage and utility area.

### COVERED SIDE PASSAGE/UTILITY AREA

4.58m x 2.63m

This area has a tiled floor and features the boiler house and a storage shed with a utility area with presses and has doors to the garage and the rear garden.

### LANDING

Landing with Hot Press and attic access.

### BEDROOM ONE

4.36m x 3.28m

This is the principal bedroom with extensive built in wardrobes and presses overlooking the front garden.

### BEDROOM TWO

3.28m x 3.18m

A double room to the rear with built in presses.

### BEDROOM THREE

3.3m x 2.06m

A roomy single to the rear.



#### BEDROOM FOUR

3.3m x 2.14m

A good single room to the front with built in presses.

#### OUTSIDE

The large front garden has generous off street parking, border hedging and a lawn. Side access leads to the super south facing rear garden. This is wonderfully private, has mature border planting with an extensive lawn and patio areas ideal for outdoor dining. The gardens enjoy great privacy.

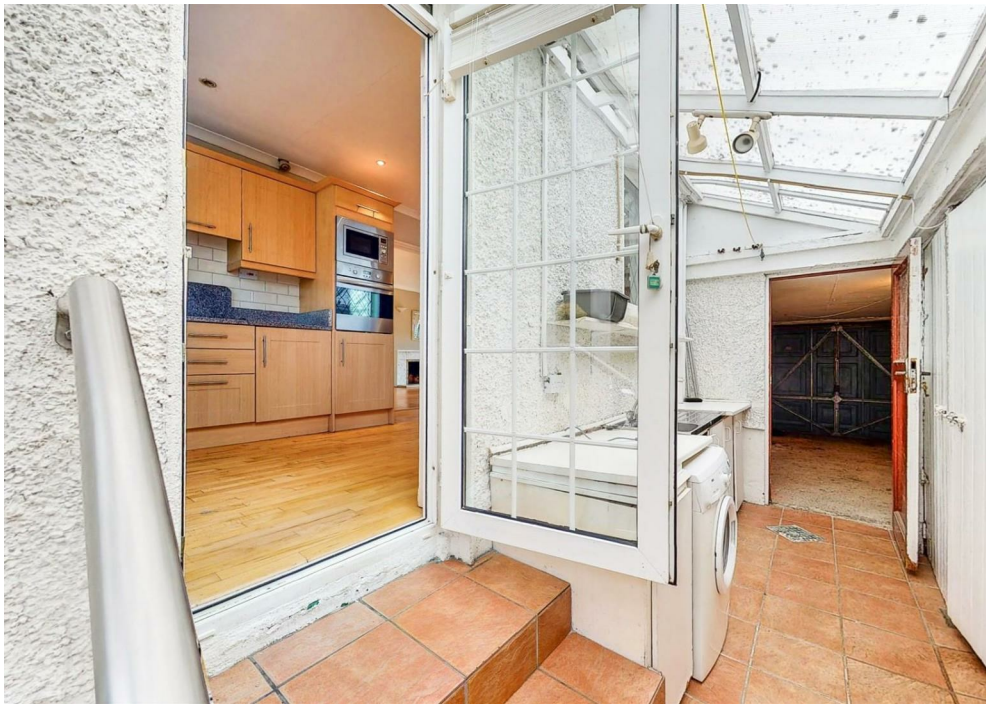
#### BER

Number: 113078117

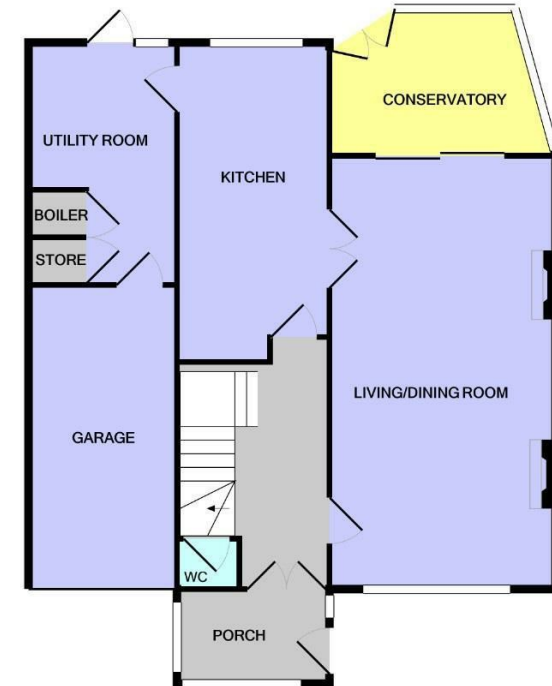
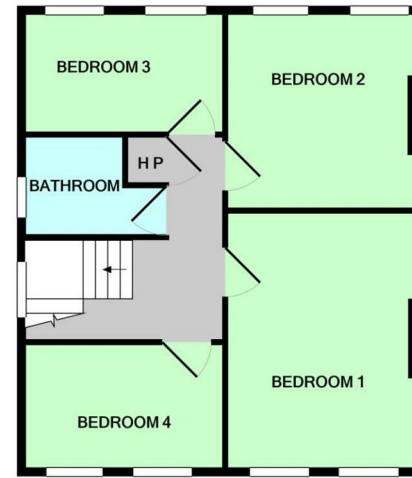
Output: 281.25 kWh/m<sup>2</sup>/yr

**BER D2**









**Beirne  
& Wise**

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: info@beirnewise.ie  
www.beirnewise.ie

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.