



12 Barton Court, Churchtown, Dublin 14 D14Y9V2

Beirne  
& Wise



## For Sale By Private Treaty

12 Barton Court is one of seven dwellings, well positioned in this small cul de sac, well set back from the tree lined Barton Road East. This is an appealing four semi-detached home with a spacious and flexible interior. Built in the 1980's this well presented home offers the modern conveniences - (guest w.c. and ensuite facilities) that were not part of earlier built houses in the vicinity. There is off street parking to the front and a gated side entrance leading to the back garden. The accommodation comprises; entrance hall, guest w.c., two interconnecting reception rooms, kitchen/ breakfast room and at first floor level four bedrooms - one ensuite and a family bathroom.

The location needs little introduction, with an enviable range of facilities at hand; excellent local shops, within minutes of Nutgrove Shopping Centre, Dundrum Town Centre and Churchtown and all their associated amenities. The M50 is easily accessible while the LUAS at Dundrum makes light work of the short commute to town. There are several bus routes nearby, serving the city centre and beyond. A variety of well-established junior and senior schools are within easy reach as are the leisure facilities of Meadowbrook Leisure Centre and the Airfield Estate. Marlay and St. Enda's Park are just minutes away.

### Special Features

- Contemporary Kitchen
- Off-street parking
- Convenient location
- Recently redecorated
- GFCH and Alarm
- Floor area 125 sq. m. approx.



### Accommodation

#### HALL

With hardwood front door leading to welcoming hall, with attractive porcelain floor tiling and access to:

#### GUEST W.C.

With w.c., w.h.b and window with tiled floor.

#### LIVING ROOM

5.31m x 3.53m

Bright and airy with coved ceiling, laminate flooring and feature marble fireplace, proving a focal point for this comfortable room. There are double doors to.

#### DINING ROOM

3.57m x 2.75m

Overlooking rear garden this generously proportioned room with coved ceiling, laminate flooring and a door to the kitchen.



#### KITCHEN /BREAKFAST ROOM

6.07m x 2.56m

Dual aspect, fitted with an array of contemporary white high gloss floor and wall mounted units incorporating built-in oven / microwave, American style fridge /freezer, ceramic hob with trendy overhead extractor unit, integrated dishwasher and washing machine. The porcelain tiling is carried through from the hall and well positioned LED downlighters are positioned over the worktop areas. There is ample room to dine with access to the garden.

#### FIRST FLOOR

##### LANDING

With access to Hot Press and Attic space.

##### BEDROOM ONE

3.91m x 3.02m

This is the principal bedroom to the front with laminate flooring and built-in wardrobes, with access to.

##### ENSUITE

With tiled flooring, shower cubicle, vanity style w.h.b. and w.c.

##### BEDROOM TWO

3.31m x 2.57m

This is also a generous double room to the rear with laminate flooring.

##### BEDROOM THREE

2.75m x 2.33m

This is a spacious single room overlooking rear garden.

##### BEDROOM FOUR

2.91m x 2.29m

This is a spacious single room with laminate flooring, overlooking front garden.

##### BATHROOM

Fully tiled, with suite of w.c., w.h.b. and bath with electric shower unit.

##### GARDENS

To the front the railed front garden is in lawn with mature perimeter hedging which screens the house from the passing eye and a cobble lock driveway for off street parking. A gated side entrance leads to the enclosed rear garden mainly in lawn.

##### BER

Number: 118202746

Output: 193.22 kWh/m2/yr







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.