



118 Sweetmount Avenue, Dundrum, Dublin 14. D14TD85,

Beirne
& Wise



118 Sweetmount Avenue, Dundrum, Dublin 14.
D14TD85,

For Sale By Private Treaty

This is a most attractive 1950's bay windowed semi-detached family home with garage and side entrance, 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).

Though in need of some updating this has been a well-cared for family home with a good balance of living and bedroom accommodation of 109sq. m. (1,173sq. ft.) including integral garage. This is a bright airy house with large windows and generous room proportions. There is plenty of scope to convert the garage or extend over and into the large rear garden (subject to Planning Permission).

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. The Castle and Milltown Golf Clubs are nearby as is Airfield, Marley and St Enda's Park. There is a choice of local schools nearby and the M50 is easily accessed and there is a regular bus service to Dublin Airport.



Special Features

- Within minutes walk of LUAS at Dundrum.
- Potential to convert Garage and over and extend to the rear (subject to necessary P.P.)
- Double glazed windows.
- Generous off-street parking.
- Mature walled gardens front and rear.
- GFCH

View

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





Accommodation

HALL

This is a welcoming light filled hall with hardwood flooring and hardwood stairs with an attractive front door with stained glass insert. Access to integral garage.

DINING ROOM

4.13m x 3.79m (into bay)

To the front this is a lovely bright room with hardwood flooring and bay window.

LIVING ROOM

4.00m x 3.77m

Well proportioned, bright room with large window overlooking the rear garden with attractive period style wooden fireplace with a cast iron and tiled inset and hardwood flooring.

KITCHEN/BREAKFAST ROOM

4.15m X 2.84m

With ample room for dining, with a tiled floor and fitted with floor and wall mounted kitchen units, a stainless steel sink well positioned enjoying views over the garden. There is plumbing for a dishwasher.

INTEGRAL GARAGE

5.27m x 2.27m

Attached to the house with garage door and direct access to house via entrance hall. There is plumbing for a washing machine. There is with potential for conversion and/or build overhead. (Subject to planning permission).

FIRST FLOOR

LANDING

Bright and airy with access to attic space.

BEDROOM ONE

3.98m x 3.73m

This is the principal bedroom with wonderful views over the rear gardens and the city scape. There are wall to wall part mirrored sliding door wardrobes and original polished timber flooring.



BEDROOM TWO

3.69m x 3.03m

A double room to the front with bay window and polished timber flooring.

BEDROOM THREE

2.61m x 2.57m

To the front - a roomy single room with painted timber flooring.

SHOWER ROOM

Modernised, fully tiled with suite comprising; shower cubicle with electric shower unit, pedestal mounted whb with overhead mirror, close coupled wc and extract fan. There is access to the hot press also.

GARDENS

To the front a gated entrance provides generous off street parking with access to garage. The walled garden is mostly in well maintained lawn. A side gate with extra wide side entrance leads to delightful walled rear garden (9.3m wide x 20.0m long approx.) with a central pathway leading to a timber garden shed, surrounded by luscious lawn areas. There is a generous patio area extending the width of the house and perimeter flower beds with specimen fruit tree - a truly family friendly garden perfect for children's play.

BER

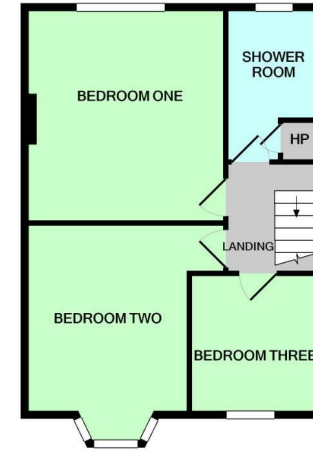
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Output: 298.15 kWh/m²/yr.









1ST FLOOR



GROUND FLOOR

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