



7 Taney Lawn, Dundrum, Dublin 14, D1 4TF30

Beirne
& Wise

7 Taney Lawn, Dundrum, Dublin 14, D14 TF30

For Sale By Private Treaty

Perfectly positioned at the apex of this private cul de sac off Taney Road, No. 7 is a double fronted detached bungalow with glorious gardens, set in this much admired and sought after residential enclave. Enjoying an unparalleled sense of seclusion both inside and outside, No. 7 comes to the market offering the discerning buyer a beautiful home with potential to extend should one desire. Tastefully presented in excellent decorative order, this light filled home features versatile accommodation. The layout of the accommodation; with double doors off the hall to the living room and kitchen/dining room/sunroom, make it ideal for entertaining.

Undoubtedly one of the finest features of No. 7 are the secluded gardens; the front garden offers generous off street parking with a paved driveway, bordered by lawn and bounded by mature hedging. The garden is well shielded from the passing eye with a large specimen tree. Dual side access leads to the rear garden, this enjoys the enviable southerly aspect, and its position ensures that the garden is sunny all day long. The beautifully landscaped garden is a garden that can be enjoyed by everyone, and is perfect for year round entertaining.

Taney Lawn enjoys an enviable position within Dundrum and close to Churchtown and Stillorgan. Most importantly, it is only a minutes' stroll to the LUAS in Dundrum offering a speedy journey to the city and beyond. Dundrum Town Centre and all its associated amenities are just minutes away, and there is excellent local shopping in Churchtown. There is a comprehensive selection of well-established schools nearby, a range of sporting and leisure facilities at hand including Meadowbrook swimming pool, Marlay Park and Deerpark. UCD Belfield is a short distance away, as are some of south Dublin's prestigious golf clubs; Castle, Elm Park and Milltown.

Special Features

- Accommodation: 125sq. m. approx.
- South facing mature large rear garden
- Tremendous scope to extend (subject to P.P)
- GFCH & Alarm
- Converted attic: additional 29sq.m
- Large garage with front and rear access
- Excellent location; just a stroll to the LUAS station in Dundrum.

View

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







Accommodation

ENTRANCE PORCH

Steps lead to the hall door with antique stained glass fan detail, and flanked by stained glass windows. It opens to the porch. This in turn leads to the hall

HALL

With ceiling coving, cloaks closet, a storage cupboard and fitted bookshelves. It provides access to the accommodation on this level. Double doors open to both the living room, and the kitchen/dining room

LIVING ROOM

6.53m x 4.34m into bay

Accessed via double glazed doors from the hall, this is a lovely reception room with generous proportions, ceiling coving, and a wide curved bay window looks out to the beautiful front gardens. With a solid fuel stove set in a brick surround with mantle, and fitted display cabinets on both sides

KITCHEN/DINING ROOM

6.16m x 4.00m

Double glazed doors open to this exceptionally bright space with large windows. With tiled floor, the kitchen area is fitted with an extensive range of cream wall and floor cabinets with tiled splashback and oak worktops and breakfast counter. There is an integrated oven, hob, extractor fan with hood, and a dishwasher. There is ample room for dining, and this room is open plan with the sunroom

SUNROOM

4.43m x 3.20m

With Velux roof lights, and expansive picture windows taking full advantage of the glorious rear garden, this has a pitched solid ceiling and tiled floor. Doubled glazed doors open out to the patio and garden

UTILITY

2.58m x 1.89m

A very useful room just off the kitchen. It is complete with fitted storage cupboards, and a sink unit and drainer. It is plumbed for a washing machine, and can house a dryer

BEDROOM ONE

3.49m x 3.47m

A spacious double bedroom overlooking the front garden, with built in wardrobes

BEDROOM TWO

3.47m x 2.94m

A fine double bedroom to the front aspect, with built in wardrobes, and wall shelving

BEDROOM THREE

3.82m x 3.34m

A generous double bedroom, with built in wardrobes, a desk unit with shelving overhead and wall shelves, overlooks the granite water feature and rear garden

BATHROOM

This is partially tiled, with a w.c., w.h.b. with a wall mirror overhead, glass wall shelf, and a bath with tiled surround, and overhead electric shower and shower screen



FIRST FLOOR

The wooden staircase with open balustrade leads to the first floor. The attic has been converted; (29sq.m.) and it comprises of a landing area with built-in desk, attic room, and a shower room. There is generous storage space in the eaves

LANDING

3.59m x 1.80m

This is a lovely bright space due to the ceiling pitch and large overhead Velux roof light. It is the perfect sunny spot for relaxing, and ideal for a study area. There is access to storage in the eaves

ATTIC ROOM

3.87m x 3.80m

This is a spacious space with pitched ceiling and Velux roof window. There are built in storage, and access to ample floored crawl space in the eaves

SHOWER ROOM

Well-appointed shower room with Velux roof light, this is tastefully tiled with a w.c., w.h.b. with mirror overhead, and a walk in shower unit and screen door

GARAGE

6.00m x 3.00m

With up and over door to the front, and it can be accessed from the rear garden also. This could be incorporated into the main house if required

GARDENS

The front garden offers generous off street parking with a paved driveway, bordered by lawn and bounded by mature hedging. The garden is well shielded from the passing eye with a large specimen tree. Dual side access leads to the rear garden, this enjoys the enviable southerly aspect, and its position ensures that the garden is sunny from dawn 'til dusk. It is beautifully landscaped, with wall and border hedging, extensive sandstone patio area spanning the width of the house with cut granite pillars, water feature, and granite steps leading to the manicured lawns, and a second patio area. There is a raised feature planted bed, stocked with a range of plants that weaves its way from the side passage through the lawn up to the rear boundary. The beautifully landscaped garden is a garden that can be enjoyed by everyone, and is perfect for year round entertaining

BER

BER Number: 116498247

BER Output: 211.99 kWh/m2/yr.

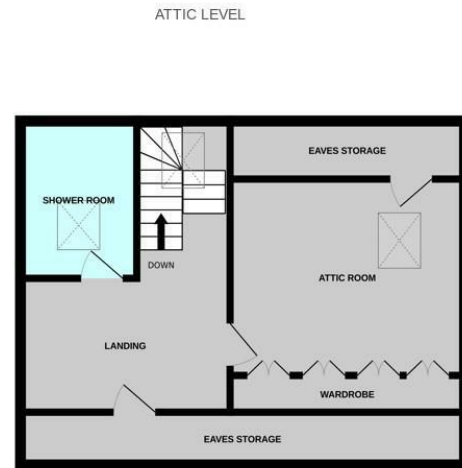








PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. 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.



Beirne
& Wise

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