



12 Sweetmount Drive, Dundrum, Dublin 14, D14HK59

Beirne
& Wise

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For Sale By Private Treaty

This is an impressive, extended three/four bedroom semi-detached, dormer style residence, with garage, well situated in this mature leafy residential area, adjacent to all the amenities that Dundrum and Churchtown have to offer with Sweetmount Drive easily accessed from either Sweetmount Avenue or Barton Road East.

This contemporary styled family home has been recently upgraded and modernised, resulting in a bright airy interior with a family friendly/flexible layout with a good balance of living and bedroom accommodation of 115 sq. m. (1,238 sq. ft.) excluding garage. There is also planning permission in place to extend to the rear and into the garage.

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 as well as bus services serving UCD, Dun Laoghaire and north side. Parks abound with Airfield, Marley and St Enda's Park just minutes away. 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 a short walk of the LUAS at Dundrum.
- Double glazed windows, PVC gutters and soffits.
- Elevated site with wonderful views over the city scape and beyond.
- Planning permission in place to extend to the rear and Garage.
- Floor area 115sq. m. (1,238 sq. ft.) approx. excluding Garage.
- 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 access to all rooms and invaluable under stairs storage.

BATHROOM

Fully tiled with suite comprising; concealed cistern w.c., shower with thermostatic shower valve with screen and pedestal mounted w.h.b.

LIVING ROOM

4.61m x 3.71m max.

Well proportioned, bright room with large window to the front with marble surround open fireplace, laminate flooring, custom-built units with open shelving and low level cabinets in both alcoves. Concertino doors to;

KITCHEN/DINING

5.75m x 3.21m

With ample space for dining with recessed down lighters, an array of fitted floor and wall mounted units, double sink with splash back, space for fridge / freezer, Belling range master cooker with overhead extract canopy and recessed lighting. Access to rear garden.

FAMILY ROOM / BEDROOM FOUR

3.29m x 3.02m

Presently used as home office but totally flexible.

LANDING

Bright and airy with access to;

BEDROOM ONE

4.23m x 4.28m max.

This is a very generous principal bedroom with spectacular views over the rear gardens and the cityscape, landmark Poolbeg towers with Dublin Bay background. There are recessed down lighters, built -in wardrobes and access to;

EN-SUITE

Very spacious, with floor tiling and partial wall tiling, with suite comprising: bath complete with overhead rain shower, w.h.b and w.c.

BEDROOM TWO

4.04m x 2.86m

A large double room to the front.

BEDROOM THREE

3.36m x 2.86m

To the front - a roomy single room with eaves storage.



GARAGE

4.89m x 2.43m

Attached to the house, with up and over garage door and direct access to rear garden. The boiler is located here.

GARDENS

The walled front garden is easily maintained with expansive gravelled area offering good off street parking with perimeter planter beds, with stepping stones leading to a paved area adjacent to the front door and Garage. Access to the secluded rear garden is through the Garage. It is mostly in lawn- ideal for children's play with sheltered patio area directly accessed from the kitchen and a second patio area to the rear of the garden perfectly positioned to get the afternoon and evening sun.

BER

Number : 107828386

Output : 268.36 kWh/m2/yr.



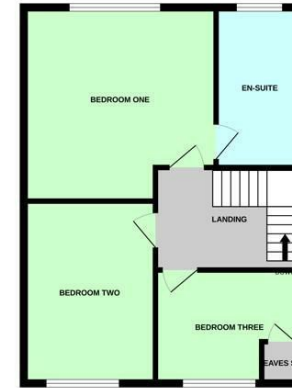






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1ST FLOOR



GROUND FLOOR



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