



45 Landscape Crescent, Churchtown, Dublin 14, D14K272

Beirne
& Wise

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For Sale By Private Treaty

45 Landscape Crescent is a smart, attractive semi-detached home well situated in this quiet crescent just off the Upper Churchtown Road, overlooking the playing fields of De La Salle College. This well maintained and extended family home has off street parking to the front, and the added bonus of a side entrance leading to the secluded west facing rear garden (L29), this offers further potential to extend should one desire (subject to the planning permission).

The accommodation is bright and spacious and extends to 147 sq. m. approximately, it comprises of a welcoming hall, a dual aspect living /dining room (originally two rooms), kitchen/breakfast room with an adjoining utility room, a shower room, home office and a family room/ bedroom four downstairs. Upstairs there are three good bedrooms, and a family bathroom with a separate W.C.

No. 45 enjoys an enviable location within easy reach of excellent transport links including the LUAS and close to both Milltown & the Castle Golf Clubs. Local shopping is well provided for at Churchtown, Terenure, Rathfarnham and Rathgar and all the leisure and shopping facilities of the much acclaimed Dundrum Town Centre are nearby. A wide selection of amenities are at hand, with lovely walks along the Dodder Linear Park, connecting Bushy, Orwell and Dartry parks. There are an excellent selection of both junior and secondary schools ; Clonskeagh National School, Ardtona Junior, De La Salle College, Educate Together, The High School to mention a few.

Special Features

- Extended well maintained family home
- Modern double glazed windows
- West facing rear garden; L29
- Side access
- Further potential to extend (subject to P.P)
- Floor area 147sq. m. (1,582 sq. ft.) approx.
- GFCH /Alarm

View

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







Accommodation

ENTRANCE HALL

This is an inviting and spacious entrance with original coved ceiling with access to under stairs storage and;

LIVING /DINING ROOM

8.63m x 3.79m

With dual aspect, originally two gracious rooms (which could easily be re-instated), original coved ceiling, tiled fireplace in front room and French door to rear garden

FAMILY ROOM / BEDROOM FOUR

3.90m x 2.47m

Multi -purpose room – had been used as 4th bedroom

KITCHEN /BREAKFAST ROOM

5.33m x 2.69m

With ample room for dining with high level side window and window overlooking garden and fitted with an array of floor and wall mounted kitchen units with tiled splash back. Access to;

UTILITY ROOM

2.57m x 1.96m

Plumbed for washing machine and dryer with storage cupboards with tiled flooring. The GFCH boiler is located here

LOBBY

Provides access to rear garden and;

SHOWER ROOM

With floor and partial wall tiling with suite comprising corner shower, pedestal w.h.b. and w.c.

STUDY

3.55m x 2.06m

Again a very flexible space – the perfect home office or playroom, with a window overlooking patio area.

FIRST FLOOR

LANDING

Spacious landing with access to the hot press

BEDROOM ONE

4.60m x 3.64m

This is the principal bedroom overlooking the front garden with extensive built-in wardrobes



BEDROOM TWO

3.94m x 3.64m

This is a double room to the rear with built-in wardrobes

BEDROOM THREE

2.78m x 2.64m

To the front, a spacious single room with built- in wardrobe

BATHROOM

Fully tiled with the suite comprising of a bath with flexible shower head, corner shower unit, and a w.h.b. There is a separate w.c. with w.h.b.

GARDENS

The walled front garden is traditional in layout, with a tarmacadam driveway and attractive brick edging separating the lawn area. There is a selection of mature shrubs and flowering plants dotted around the perimeter. A gated side entrance leads to the wonderful 29m (95 ft.) approx. long north- west facing rear garden. It is laid out mainly in lawn with two sheltered patio areas which catch the afternoon and evening sun. There is a selection of well-established trees and shrubs along the boundary walls adding to the seclusion of the garden and plenty of space to extend (subject to P.P) without impacting the garden.

BER

Number: 116584533

Output: 249.64 kWh/m2/yr.



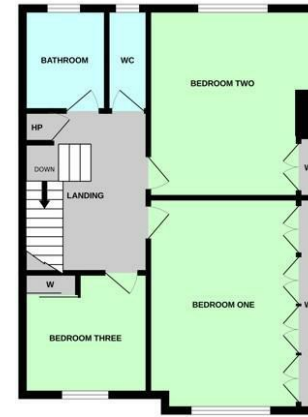






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1ST FLOOR



GROUND FLOOR



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