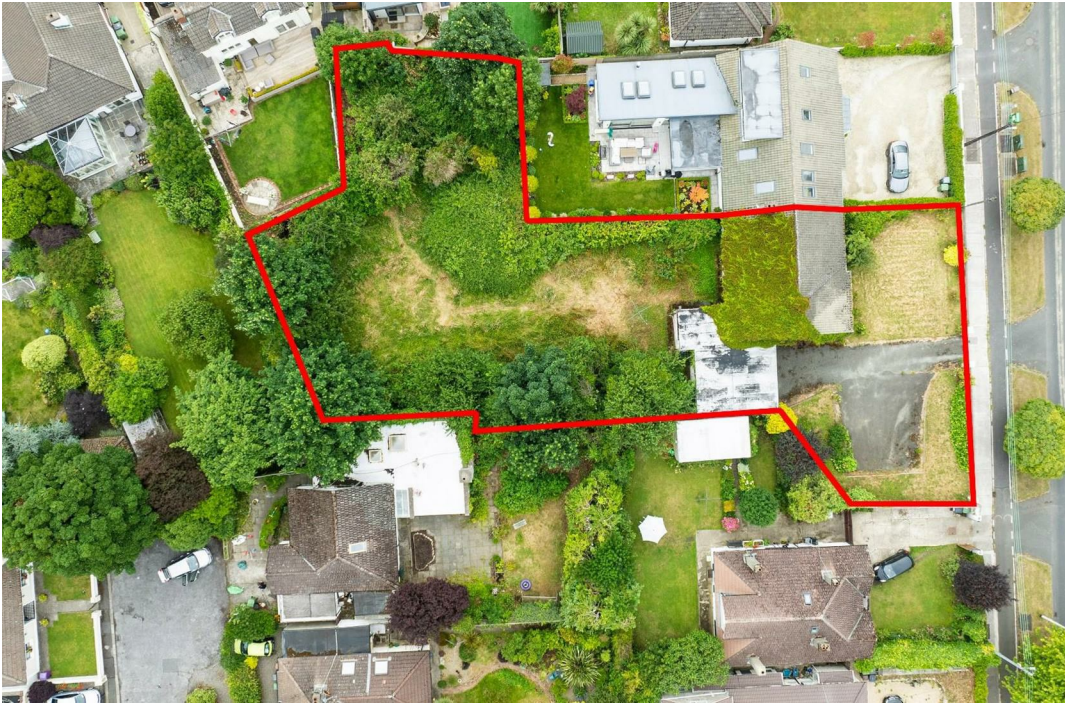




Donore, Upper Churchtown Road, Churchtown, Dublin
14. D14F6K8

Beirne
& Wise

For Sale By Private Treaty



This is an attractive four bedroom semi-detached bungalow, well positioned on a generous site on this much sought after residential road, within a stroll of the LUAS at Dundrum.

In need of rejuvenation, this is a property that lends itself to being imaginatively modernised and extended (subject to P.P.) into the gardens and incorporating the garage and indeed to creating a first floor level into the large attic space. It has all the elements necessary to create a forever family home with light and airy rooms of good proportions offering tremendous flexibility in terms of room layout, adjusting to different and changing family circumstances. The accommodation comprises; Porch, hall, living room, breakfast room, kitchen, four bedrooms - one ensuite and bathroom, with an adjoining garage.

The location is one of great convenience – within a stroll of the much acclaimed LUAS at Dundrum providing speedy access to the city centre and beyond. There is an enviable range of facilities at hand with excellent local shopping at Churchtown, and the property being minutes from Dundrum Town Centre and close to Clonskeagh, Rathgar, Milltown and Rathfarnham. Leisure facilities abound with the Airfield Estate, the parklands of Orwell, Darty and Bushy at hand, not forgetting a choice of golf clubs – Milltown and The Castle. There is a comprehensive selection of well-established schools within walking distance and UCD Belfield is only a short cycle away.

Special Features

- Floor Area 155 sq. m. approx. (excluding garage.)
- Excellent location adjacent to a range of amenities.
- Minutes walk to LUAS.
- Good off street parking.
- Tremendous potential to extend (subject to PP)
- Large front and secluded rear gardens.
- Part electric heating.

Accommodation

PORCH

Light and airy with sliding patio door, tiled flooring and original stained glass panel in front door leading to;

HALL

Inviting, well- proportioned hall with coved ceiling with access to all rooms.

LIVING ROOM

4.85m x 4.09m

Spacious reception room taking full advantage of its southerly aspect with coved ceiling and a tiled - fireplace providing a focal point for this light filled room.

BREAKFAST ROOM

4.08m x 3.36m

To the rear, with tiled fireplace and access to Hot Press. Access to;





KITCHEN

5.00m x 2.89m

With dual aspect overlooking rear garden, with an array of floor and wall mounted units, plumbed for a washing machine and access to the rear garden and;

BEDROOM ONE

4.28m x 3.66m

To the front spacious bright double room with access to;

ENSUITE

With suite comprising; w.c, w.h.b, and shower.

BEDROOM TWO

4.80 m x 4.10m

Another double room overlooking the rear garden with a tiled fireplace and fitted press.

BEDROOM THREE

4.30m x 3.32m

Overlooking front garden this is also a double room with twin windows.

BEDROOM FOUR

3.31m x 2.46m

A smaller double room to the front .

SHOWER ROOM

With suite comprising; shower cubicle, w.h.b. and w.c.

GARAGE

6.60m x 2.55m

Attached to the main house with up and over door and provides access from the front to the rear garden.

GARDENS

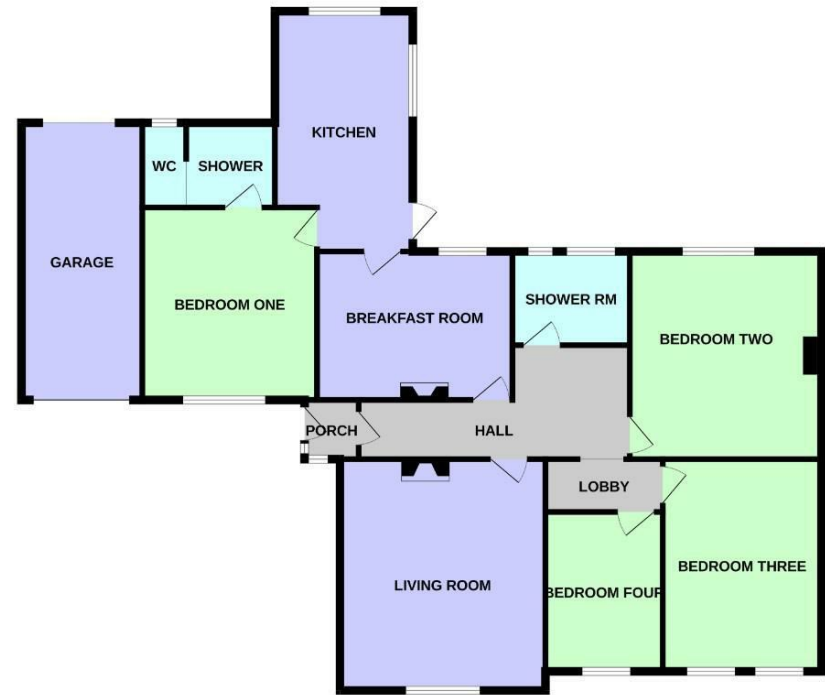
The walled front garden offers generous off street parking with good turning space and access to the Garage. The garden is mainly in lawn with perimeter shrubs and flowering roses. The secluded walled rear garden (not overlooked) with expansive lawn area is perfect for children's play and a gardeners delight! Bordered by a selection of mature trees and shrubs ensuring great privacy. There is ample opportunity to extend into the rear garden (subject to P.P) without impinging on the garden. There is also a glass house and access to the garage.

BER

BER Number: 117552836

BER Output: 593.03 kWh/m2/yr.





Beirne
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