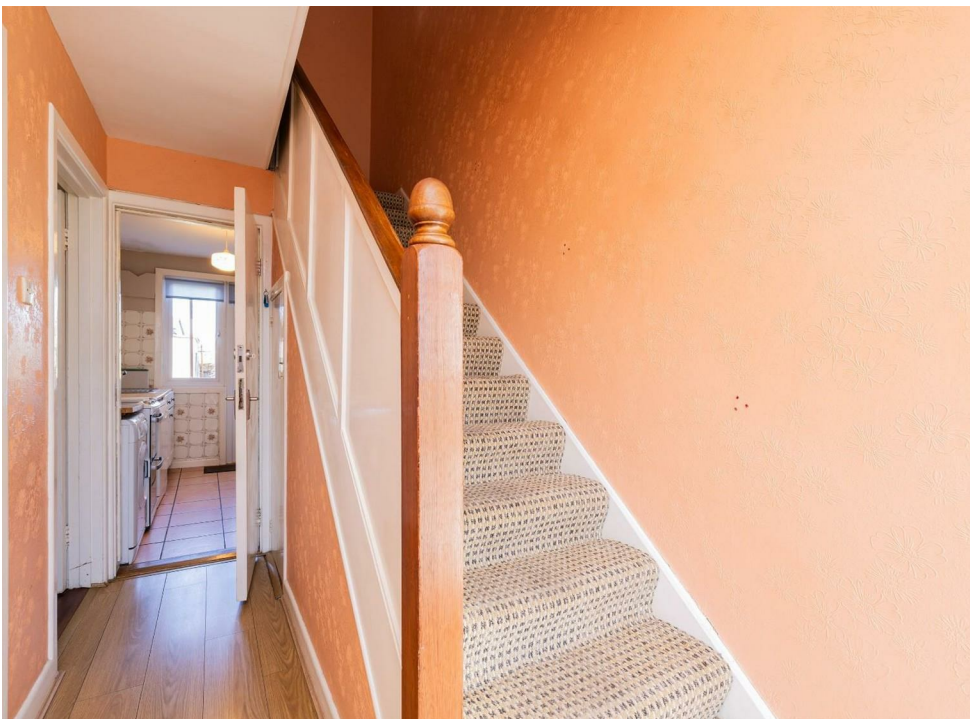




25 Beaumont Drive, Churchtown, Dublin 14, D14EH66

Beirne
& Wise



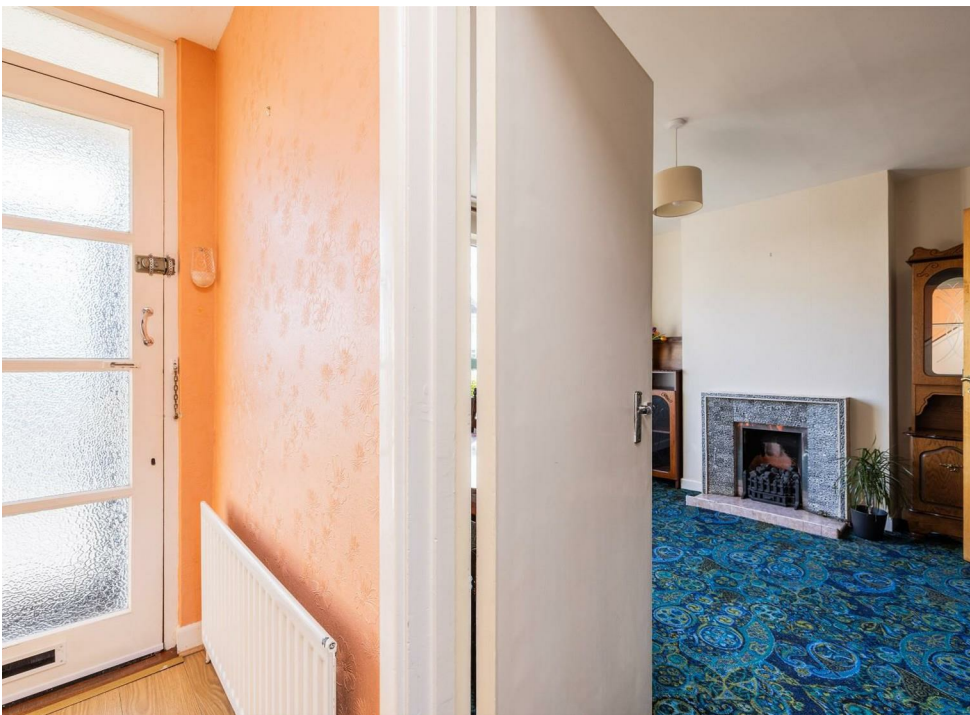
25 Beaumont Drive, Churchtown, Dublin 14, D14EH66

For Sale By Private Treaty

No. 25 Beaumont Drive is an attractive terraced residence with front and rear gardens, well situated in this mature residential enclave, accessed from both Beaumont Avenue and Weston Park.

The is a much loved and well-maintained family home which has been home to the same family since the property was built in 1965. The accommodation is bright and spacious with well-proportioned rooms and offers great potential to extend to the rear or indeed convert the large attic space (subject to PP). Though requiring some modernisation this could be the perfect home for first time buyers or those seeking a trade down to a more manageable home. The accommodation comprises; Hall, two interconnecting reception rooms, kitchen and at first floor level there are three good sized bedrooms and shower room. The westerly rear garden – 19.5 m long approx. with garage and pedestrian access to laneway completes the picture.

The location is one of great convenience; being within a stroll of excellent local shopping at Churchtown with Dundrum Town Centre and Nutgrove shopping Centre just minutes away. There is a selection of well-established junior and senior schools nearby. Leisure facilities are plentiful with walks and cycle lanes along the river Dodder and both Bushy Park and Marlay Park are within easy reach. The area enjoys excellent transport links with the Luas at Dundrum, several bus routes operating along the Upper Churchtown Road as well as good access to the M50.



Special Features

- Excellent location in mature residential enclave.
- Off street parking to front and rear garden with both pedestrian and vehicular access.
- Close to a range of amenities and short walk to LUAS.
- Potential to extend into the rear garden and or convert attic space (subject to P. P.)
- Floor area: 90 sq. m. approx
- 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

With enclosed porch, leading to welcoming hall with laminate flooring and access to under stairs storage.

DINING ROOM

3.88m x 3.33m

This is a spacious room to the front with a tiled fireplace fitted with a coal effect gas fire. Double Georgian style doors interconnect to.

LIVING ROOM

4.08m x 3.50m

Bright and airy room overlooking the rear garden with laminate flooring, open fireplace with timber surround and marble inset. There is a bespoke built-in cabinet /open shelving unit on one side of the fireplace.

KITCHEN

3.00m x 2.27m

Galley style with tiled flooring, with floor and wall mounted units on both sides, with tiled splash back and a stainless-steel sink. There is an electric free-standing cooker, and plumbing is provided for a dishwasher and a washing machine as well as space for a fridge/ freezer and tumble dryer, with access to rear garden.

FIRST FLOOR

LANDING

Spacious landing with access to attic space.

BEDROOM ONE

4.10m x 3.85m

This is a large double room to the rear with a built-in storage unit. The GFCH boiler is located here.

BEDROOM TWO

3.39m x 2.95m

This is another double room to the front with built- in wardrobes with a dressing table.

BEDROOM THREE

2.73m x 2.43m

A generous single / small double room to the front.

SHOWER ROOM

Fully tiled, modern shower room with walk-in shower complete with electric shower unit, w.h.b with overhead mirror, w.c., and wall mounted mirrored cabinet.



GARDENS

The walled and gated front garden with perimeter hedging provides good off-street parking. The rear garden with a westerly aspect – 19.5 m long approx. is traditional in layout with a lawn area, perimeter flower beds and rockery, with side pathway leading to the garage and the pedestrian gated entrance onto the rear laneway. There is hedging and flowering shrubs alongside the pathway. The garage (5.14m x 3.20m) has an up and over garage door onto the laneway.

BER

Number: 110515350

Output: 247.11 kWh/m²/yr.

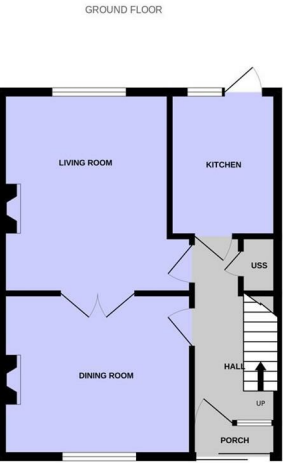








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