



23 Highfield Park, Dundrum, Dublin 14, D14 WD32

Beirne
& Wise

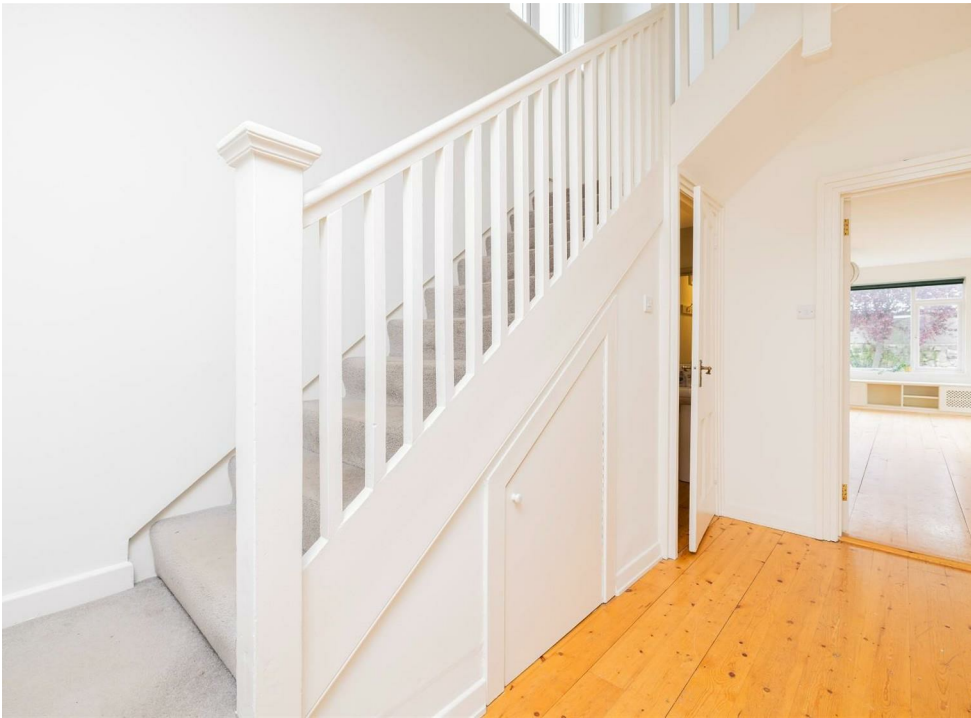
23 Highfield Park, Dundrum, Dublin 14, D14 WD32

For Sale By Private Treaty

View and appreciate this impressive four-bedroom family home, well located in this quiet enclave just off the Dundrum Road. Built in the 1930's, this spacious semi-detached residence has been refurbished and extended in recent times both at ground and first floor level resulting in a terrific balance of living and bedroom accommodation - perfect for modern day living. It retains much of the charm and character of its era with period features such as high ceilings with original cornicing, panelled doors and period fireplaces coupled with a pared-back modern-day interior. This is a stylish, comfortable, light filled home of great charisma and personality.

It offers potential buyers a home in lovely condition having just been decorated from top to toe. Superbly extended to the rear, successfully harmonizing new with old, delivering the much desired contemporary, airy open-plan kitchen/dining/family area with adjoining utility room. There is further potential to extend into the integral Garage (subject to P.P) if required.

The location is one of great convenience with an enviable range of facilities at hand; within minutes of Dundrum Town Centre, Milltown, Churchtown and Clonskeagh. The M50 is easily accessible, and the LUAS is a short walk away as well as regular bus routes to the city and beyond. There is a selection of junior and senior schools nearby -both public and private. It is within easy reach of UCD and the leafy banks of the Dodder Linear Park linking Dartry, Orwell and Bushy Parks.



Special Features

- Floor area 159 sq. m. approx. including integral garage.
- Open plan kitchen / dining / family area.
- GFCH
- Principal bedroom with ensuite.
- An easy walk to the LUAS
- Freehold title

View

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





Accommodation

PORCH

With attractive black and white chequered floor tiling, leading to

HALL

Welcoming hallway with polished timber flooring, with access to understairs storage and

GUEST W.C./ CLOAKROOM

With polished timber flooring with glass block window, with w.c. and w.h.b. and extractor fan.

LIVING ROOM

3.93m x 3.61m (plus bay)

Overlooking the front garden, this bay windowed room is full of light and retains original coved ceiling and polished timber flooring. The attractive Art Deco fireplace provides a focus for this comfortable room with open shelving on either side of chimney breast.

KITCHEN / DINING / FAMILY AREA

6.88m x 3.88m (max)+ 4.38m x 4.19m

Light filled family friendly space - with polished timber flooring throughout. The U-shaped kitchen is fitted with an enviable amount of floor and wall mounted units incorporating a ceramic hob with overhead extract unit, built-in double oven, space for a fridge/ freezer and dishwasher as well as a s.s sink with swan neck tap overlooking garden. This is the perfect space for entertaining with a generous dining space and living/ family area with wall-to-wall window seating overlooking the rear garden with clever low level storage units. Access to garden via French doors and access to

UTILITY ROOM

Galley style with overhead sky light, polished timber flooring, recessed downlighters and s.s sink unit with floor and wall mounted units complete with splash back tiling. The gas fired boiler is located here and there is plumbing for a washing machine and space for a dryer. Access to garden and integral garage.

GARAGE

4.90m x 2.52m

With double garage doors with potential for conversion (subject to P.P)

FIRST FLOOR

LANDING

With the impressive original stair balustrade side window, polished timber flooring and access to the hot press and fold down ladder to partially floored attic space.



BEDROOM ONE

4.36m m x 4.21m

Principal bedroom overlooking rear garden, a generous double room, in the extended section of the first floor with polished timber flooring and extensive built-in wardrobes with workstation and access to,

ENSUITE

With contemporary suite comprising - polished timber flooring with glass block window, pitched roof with sky light, attractive subway tiling around the shower cubicle, pedestal w.h.b., with overhead mirror and vanity light, w.c., chrome towel radiator and extractor fan.

BEDROOM TWO

3.87m x 3.62m

Another double sized room to the rear with polished timber flooring, modern built-in wardrobes with workstation.

BEDROOM THREE

3.67m x 3.67m (plus bay)

To the front with bay window this is another double room with built-in wardrobes on either of chimney breast.

BEDROOM FOUR

2.50m x 2.14m

A single room to the front with polished timber flooring and built -in wardrobe with workstation.

BATHROOM

Well appointed with polished timber flooring, pitched roof with sky light with suite comprising- bath with shower screen with tiled surround, pedestal w.h.b with overhead mirror and vanity light, chrome towel radiator and extractor fan.

GARDENS

The walled front garden with traditional railing defines the neighbouring properties and has a generous gravelled driveway with access to the garage and offers generous off-street parking. There is perimeter planting with an abundance of plants for all seasons and a spectacular cherry tree which is presently in full blossom The walled rear garden 17.0m x 9.3m approx. ((max. dim.) is mostly in lawn, not overlooked from behind with a generous patio area perfectly positioned to catch the afternoon and evening sun.

BER

Number: 103858270

Output: 164.17 kWh/m2/yr

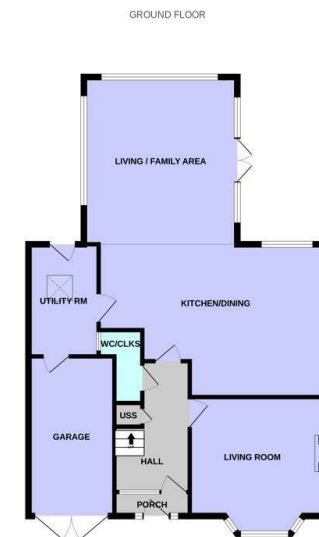








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