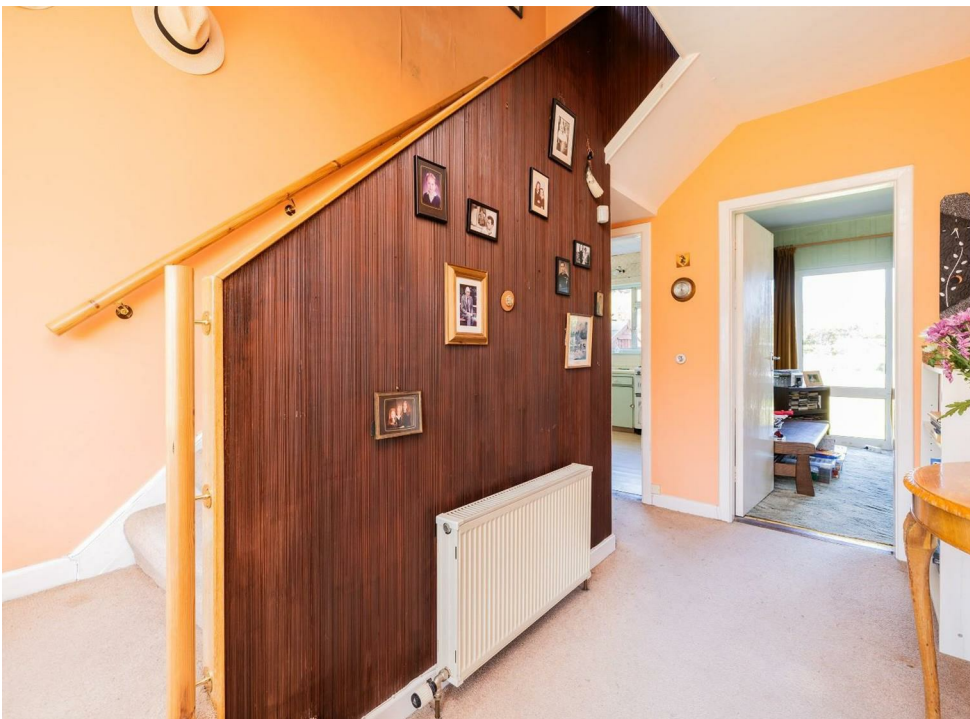




86 Landscape Park, Churchtown, Dublin 14, D14EP99

Beirne
& Wise



86 Landscape Park, Churchtown, Dublin 14, D14EP99

For Sale By Private Treaty

86 Landscape Park is an appealing three-bedroom semi-detached home, well situated in this quiet enclave in the heart of Churchtown. The same family have occupied No. 86 since it was built in the 1950's. Much loved and well maintained over the years, it has the advantage of a side entrance which leads to one of the largest gardens in the area. A blank canvas - this is a home waiting for new family to start the cycle over again. The potential is obvious – possibilities of extending to the side, rear or attic (subject to P.P.), without comprising its semi-detached status.

The accommodation is bright and spacious and extends to 103 sq. m. approximately including a welcoming hall, a living room with bay window, a large family/sitting room, kitchen/breakfast room and at first floor level there are three good bedrooms, and a family bathroom with a separate W.C. there is a partially converted attic space with gable window and a garage to the front offering further potential. There is a good size front garden offering generous off-street parking.

No. 86 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 is at hand, with lovely walks along the Dodder Linear Park, connecting Bushy, Orwell and Dartry Parks. There is an excellent selection of both junior and secondary schools; Clonskeagh National School, Ardtona Junior, De La Salle College, Educate Together and The High School to mention a few.

Special Features

- Well maintained semi- detached family home- inside and out.
- Huge potential to extend (subject to P.P)
- GFCH
- Pedestrian side entrance leads to 37m long garden approx.
- Floor area 103 sq. m. approx.
- Excellent location.

View

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





Accommodation

PORCH

HALLWAY

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

LIVING ROOM

3.44m x 3.33m plus bay

A bright room with large bay window to the front of the house.

SITTING/FAMILY/DINING ROOM

5.03m x 4.20m max

With ample room for dining and living with a feature red-brick open fireplace, two large windows overlooking the superb rear garden.

KITCHEN/BREAKFAST ROOM

3.95m x 3.40m max

A bright L-shaped room with a large picture window overlooking the rear garden and a door to the side passage. There are some fitted presses and a sink unit.

FIRST FLOOR

LANDING

Spacious landing with access to the hot press. There is a pull-down ladder with access to the partially converted attic space which benefits from a full height gable wall with a window already in situ.

BEDROOM ONE

4.35m x 3.37m

This is the principal bedroom overlooking the rear garden with extensive built-in wardrobes and press.

BEDROOM TWO

3.32m x 3.07m

This is a double room to the front with a built-in press.

BEDROOM THREE

3.19m x 2.60m

To the rear, a spacious single room.

BATHROOM

This comprises of a bath with w.h.b. There is a separate w.c.



GARDENS

The walled front garden is traditional in layout, with a cobble lock driveway with lawn and a side access leads to the fabulous back garden. The superb rear garden is laid out mainly in lawn with a substantial patio area to the rear. Possibly the largest site on Landscape Park it measures approx. 37m down the centre line and averages approx. 10.5m to 11.5m wide. There is a selection of planting dotted along the pathways. Plenty of scope here to extend the main house or construct home office/playroom/log cabin here to the rear subject to any planning requirements. Plenty of room for sports and relaxing.

BER

BER number 118419233

Output 352.74 kWh/m²/yr

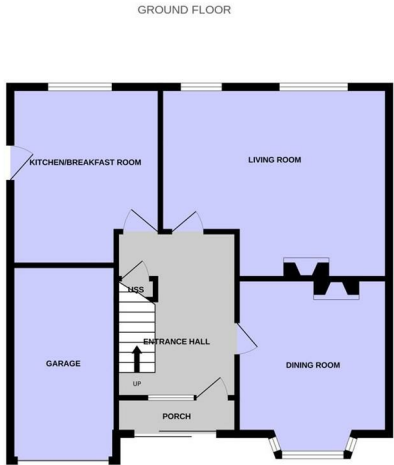








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