



Apt 3 Synge House, Newtown Villas, Churchtown,
Dublin 14. D14EF20

Beirne
& Wise

For Sale By Private Treaty

Apt. 3 is a unique, two-bedroom apartment on the top floor in this converted Victorian house. Synge House (formerly Newtown Villa) was the birthplace one of Ireland's most well-known playwrights J.M Synge - author of the *Playboy of the Western World*. One of just 6 apartments in this two-and-a-half storey over garden early Victorian property, Synge House is well situated in this gated enclave just off Braemor Road.

This well-appointed apartment is bright and airy with many period style features including fabulous high ceilings (over 3.80m high) with ornate coving, centre ceiling roses, picture rails and tall sash windows with shutters. With an enviable southerly aspect, this apartment enjoys birds eye views over the Dublin hills and surrounding areas.

The location needs little introduction- within minutes of excellent local shopping in Churchtown and Rathgar village, with its specialist boutique style shops and restaurants, and all the amenities of Churchtown, Rathfarnham, Terenure and Dundrum nearby. Leisure facilities abound with the parklands of Orwell, Dartry and Bushy at hand, interlinked by the Dodder Linear Park not forgetting two of Dublin's most prestigious golf clubs – Milltown and Castle. The 14-bus route on Braemor Road provides reliable transport to the Dundrum Centre, city centre and beyond and the LUAS is within easy reach.

So, if you are looking for something a little different that is full of charm and character - viewing of this apartment is highly recommended

Special Features

- Spacious bright top floor apartment of 73 sq. m. approx.
- Triple aspect with south facing living/ dining
- Period features including high ceilings and tall sash windows
- Two double bedrooms , one en-suite
- Designated parking space
- GFCH
- Intercom

Accommodation

ENTRANCE HALL

Well-proportioned hall with access to cloaks/storage and hot press which houses the GFCH boiler. Access to storage space in eaves

LIVING / DINING ROOM

4.85 m x 4.52m

This is a spacious, light filled room with coved ceiling, picture rails, centre rose and twin sash windows a wonderful southerly aspect with views of the surrounding areas, and a period style fireplace providing a focus point for this fabulous characterful room. Access to...

KITCHEN

2.74m x 2.44m

Again, enjoying a southerly aspect, this galley style kitchen with tiled flooring is fitted with an array of Shaker style floor and wall mounted units with tiled splashback incorporating a built-in electric hob, oven, and extractor unit. There is space for an undercounter fridge and plumbing is provided for a washing machine





BEDROOM ONE

4.50m x 4.28m

A generous double room with all the period features, with built-in wardrobes and access to...

ENSUITE

Tiled flooring and partial wall tiling with suite comprising: shower unit and screen, pedestal mounted w.h.b. with overhead mirror and vanity light and close coupled w.c.

BEDROOM TWO

3.45m x 2.67m

A second smaller double room with a built-in wardrobe

BATHROOM

With floor tiling and partial wall tiling with suite comprising: bath with electrical shower unit, pedestal w.h.b with mirror and overhead vanity light, and close coupled w.c.

GROUNDS

Imposing granite steps lead to main entrance. The communal interior is full of original charm and character with feature-stained glass windows. The development is well-maintained with allocated parking and to the rear with secluded lawn and decked area with perimeter trees

MANAGEMENT COMPANY

Braemor Road Management Co.

Fan Management Co.

SERVICE CHARGE

€1,600 + €700 approx. per annum (subject to review)

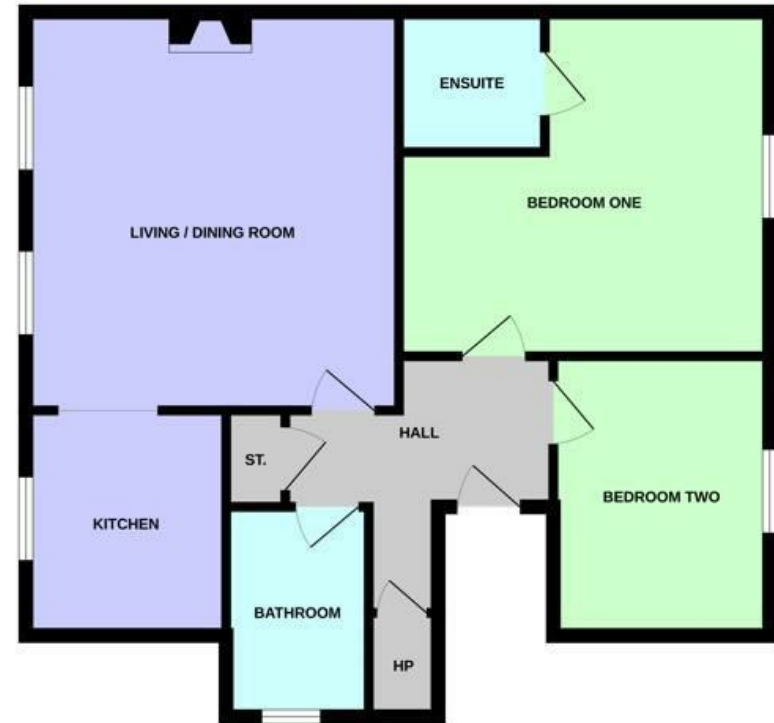
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FIRST FLOOR



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