14 Charleville, Lower Churchtown Road, Dublin 14, D14D419

Beirne & Wise

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For Sale By Private Treaty

View to appreciate this attractive five-bedroom detached residence of 165 sq. m. approx. Built in 1979, this smart, double fronted home has a terrific balance of both living and bedroom accommodation - perfect for modern day families changing needs. No 14 offers great flexibility in terms of the internal configuration with two reception rooms and an open plan kitchen / dining which extends the full width of the house. If required there is potential to extend into the generous rear garden. (Subject to P.P.)

This family home has been tastefully updated over the years with modern day kitchen and bathroom facilities and has a stylish contemporary interior. It enjoys an unparalleled sense of seclusion both inside and outside with generous front and rear gardens and is one of just seventeen detached houses well positioned towards the end of this mature tree lined cul de sac, just off the Lower Churchtown Road. This undoubtedly could be the forever family home.

There is an enviable range of amenities immediately at hand with excellent local shopping at Churchtown, with the property also being just minutes from Dundrum Town Centre, and close to Rathgar, Terenure, Milltown and Rathfarnham. The by-pass roads make the M50 highly accessible, while a leisurely short walk down to the nearby LUAS makes light work of the short commute to the city centre and beyond. There is a selection of cross city bus routes which include the 161, 14 & the S6. Leisure facilities abound with the Overend Airfield Estate, the parklands of Orwell, Dartry and Bushy at hand, not forgetting two of Dublin's most prestigious golf clubs – Milltown and The Castle. There is a comprehensive selection of well-established schools nearby, and UCD Belfield is only a short cycle away.

Special Features

- Spacious well – proportioned, five-bedroom family home.
- Not overlooked to front or to the rear.
- Potential to extend into the rear garden (Subject to P. P.)
- GFCH/Alarm.
- Open plan kitchen/ dining.
- Floor Area 165 sq. m. approx.
- Excellent location close to LUAS in this much sought after residential cul de sac.

View

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

Accommodation

PORCH
Spacious and bright with sliding door and full height glazed screen and tiled flooring.

HALL
A welcoming light filled hall, with coved ceiling, recessed down lighters, satin finished s.s. electrical power points, timber flooring, and access to

FAMILY ROOM
5.62m x 2.32m
A nicely proportioned multi-purpose room, overlooking the front garden with timber flooring and recessed downlighters.

GUEST WC
Extra spacious with window, fully tiled with recessed downlighter, pedestal mounted w.h.b. and w.c.

LIVING ROOM
6.10m x 3.59m
Overlooking the front garden, with recessed downlighters, wall lighting points, satin finished s.s electrical power points, radiator cabinet and an impressive period feature marble fireplace with coal effect gas fire provides a focal point for this delightful room. This is the perfect reception room for entertaining with double doors to;

KITCHEN/ DINING ROOM
7.72m x 4.64m max.
Overlooking the rear garden, with French doors to garden with floor tiling, this is a great family space with a generous dining area and a bespoke, comprehensive range of floor and wall mounted kitchen units with sleek black granite worktops, incorporating a one and half bowl sink, an integrated dishwasher, built-in microwave, space for an American style fridge freezer, and space for a range master cooker. A substantial bespoke island unit is perfect for breakfast time and a door to the side gives access to the side passway.

FIRST FLOOR

LANDING
With attractive stair balustrade leading to landing with access to Hot Press and pull-down ladder to the attic space.

BEDROOM ONE
4.29m x 2.97m
Principal bedroom to the front with laminate flooring, recessed downlighters, built-in wardrobes and mirrored doors conceal a well fitted out walk-in-wardrobe area. Access to;

ENSUITE
Super contemporary, fully tiled, with window and suite comprising walk-in shower with screen and rain head shower unit, vanity top with bowl style basin with monochrome tap, funky style w.c. and towel radiator.

BEDROOM TWO
3.24m x 2.27m
To the front a generous single room with laminate flooring.

BEDROOM THREE
3.24m x 2.28m
To the front- another generous single room.

BEDROOM FOUR
4.44 m x 2.78m
A good-sized double room to the rear with built-in wardrobe and laminate flooring.

BEDROOM FIVE
3.97m x 2.73m
Again, another double overlooking the rear garden with built-in wardrobe and laminate flooring.

BATHROOM
Spacious bathroom fully tiled, with recessed downlighters and suite comprising; large jacuzzi style bath with screen and electric shower unit, w.c., vanity style w.h.b. and chrome towel radiator.

GARDENS
The walled and gated front garden has generous off-street parking with gravelled driveway with cobble lock edging, with perimeter planter beds and a well-maintained lawn area. No. 14 looks onto a screen of evergreen trees directly across the road from the house so the aspect is very private. There are two gated side entrances leading to the lovely secluded rear garden 13.5m long x 11.0m wide. Again, the walled rear garden has a generous lawn area with an attractive circular patio area -perfectly positioned for the afternoon and evening sun. There is a pitched tiled roof Storage/ Utility Room with twin windows – with plumbing provided for a washing machine and dryer and an attached smaller lean- to timber shed. Behind is a fenced area - a wildflower garden to attract the bees.

BER
BER Number: 103986618
BER Output: 17.56 kWh/m2/yr.

BER C

1ST FLOOR

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