



324 Nutgrove Avenue, Churchtown, Dublin 14, D14T207

Beirne  
& Wise



# 324 Nutgrove Avenue, Churchtown, Dublin 14, D14T207

For Sale By Private Treaty

This is a smart, extended, end of terrace, three-bedroom residence with extra wide frontage allowing off street parking for two cars comfortably and a lovely south easterly rear garden. This contemporary family home has undergone an extensive programme of remodelling and refurbishment under the watchful eye of its current owner. This is a “future proofed” home with an enviable C1 Building Energy Rating, well insulated, rewired, replumbed and a new heating system installed at the time of renovation.

No 324 has been superbly extended to the side and the rear, successfully harmonizing new with old, delivering the much-desired family friendly open plan layout. The accommodation comprises; entrance hall, guest w.c. playroom/study, utility room, T.V. room, - interconnecting to the open-plan living /family area, kitchen / dining and at first floor level there are three bedrooms with bathroom. The bespoke fit-out and more than a touch of imagination and creativity are the key elements of this successful transformation resulting in an ultra-comfortable, home ready and waiting for its new owners.

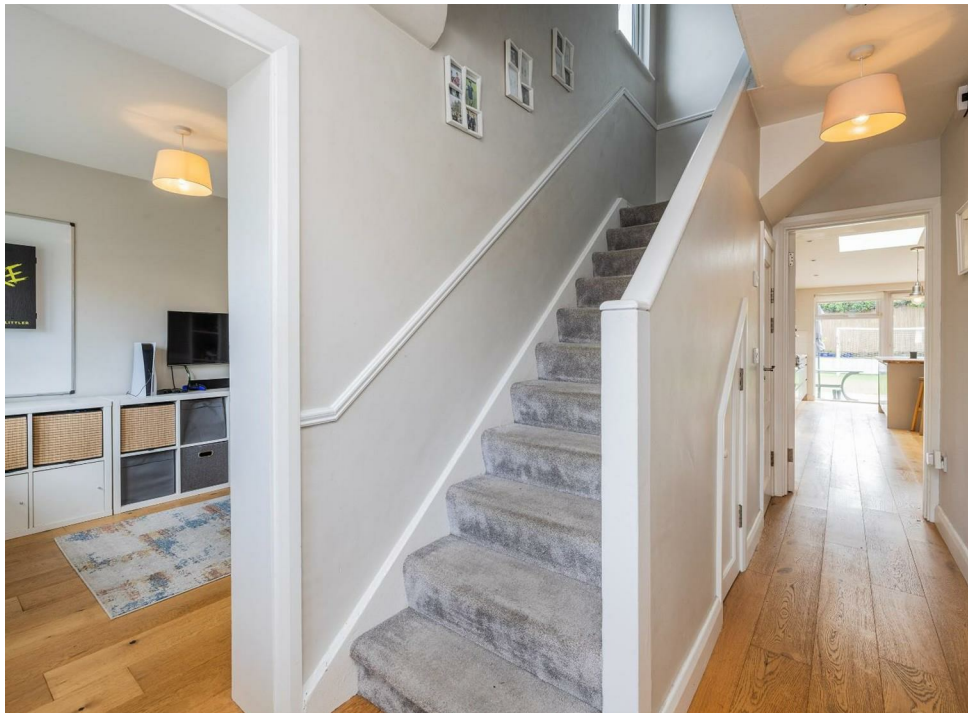
The location can only be described as one of great convenience, with a number of regular bus routes providing access to the city and beyond as well as within easy reach of the LUAS. There is excellent local shopping and amenities at Nutgrove, Churchtown and Dundrum Shopping Centre nearby. This family friendly area has a selection of junior and senior schools within walking distance as well as an enviable choice of parks; Rathfarnham Castle, St Enda's and Marley -with all their associated leisure facilities. A ten-minute drive will have you in the Dublin Mountains and there is easy access to the M50 motorway.

## Special Features

- Floor area 118 sq. m. approx.
- Bespoke kitchen with integrated appliances.
- GFCH with new combi boiler with two zoned heating system
- Southeast facing rear garden. 24.0 m long max. x 9.45 m wide approx.
- Off street parking for two cars
- Refurbished and extended.
- Solid oak flooring at ground floor level.
- Pressurized hot and cold-water system.
- Alarm system.

## View

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











## Accommodation

### HALL

A welcoming hall with access to downstairs storage and

### GUEST WC

With floor and plinth tiling with concealed cistern w.c. and curved vanity w.h.b unit, wall lighting point and extract fan.

### TV ROOM

3.88m x 2.57m

To the front, the perfect snug, with built-in full height shelving and sliding part glazed doors leading to open plan living/ family room.

### PLAYROOM / STUDY

3.24m x 2.70m

To the front, the perfect snug, with built-in full height shelving and sliding part glazed doors leading to open plan living/ family room.

### UTILITY ROOM

2.70m x 1.28m

With tiled flooring, built-in floor and wall mounted units with sink, plumbed for washing machine and dryer. The GFCH boiler is located here and there is a door to the garden.

### LIVING / FAMILY

5.65m x 4.03 m max. dim.

Extending the full width of the original house with side window, recessed downlighters, this bright and airy area is perfect for modern day family living. An enclosed stove (gas-fired) provides a focus point for this relaxing space and is open to

### KITCHEN / DINING

5.19m x 4.66m

This is the extended section of the house with pitched roof, complete with twin rooflights, recessed downlighters, two pendant lighting points and a feature traditional brick faced wall. This is the perfect space for entertaining, with full height glazed windows and French doors taking full advantage of the sunny terrace and garden views. There is ample room for large scale dining and all essential island unit with oak worktop separates the kitchen area. The contemporary floor and wall mounted kitchen units with subway splash back tiles run the entire length of the extension and incorporates an integrated fridge/freezer and dishwasher. There is also a ceramic hob with overhead extractor, a double built-in oven and microwave at eye level. Access to the garden

### FIRST FLOOR

### LANDING

Carpeted stairs lead to landing area with side window, built-in storage press and access to pull down ladder to partially floored attic space.



### BEDROOM ONE

3.82m x 3.17m

Overlooking the front garden, this is the principal bedroom with twin built-in wardrobes with mirrored sliding doors.

### BEDROOM TWO

3.46 m x 2.90m

This is another double / twin room with views over the rear gardens with built-in wardrobe with mirrored sliding doors and recessed shelving unit.

### BEDROOM THREE

2.80m x 2.48 max.dim.

This is a good single room to the front with a built- in storage unit.

### BATHROOM

Contemporary bathroom with tiled flooring and attractive mosaic wall tiling, recessed downlighters, extract fan with suite comprising; close coupled w.c. pedestal w.h.b. and bath with screen, electric shower unit and chrome towel radiator. There is a clever use of space with a built-in full height shelving unit.

### GARDENS

The enclosed and gated front garden with extra wide frontage (9.3 m approx.) allows for generous off-street parking for two cars, with lawn area and the mature perimeter hedging screens the view of passers-by. The rear garden with a lovely south easterly aspect 24m long (max. dim) x 9.45m wide approx. is easily maintained with large Astro grass area allowing for year-round use for children. The extensive sandstone patio area (L-Shaped) flows seamlessly from the kitchen/dining area providing the ultimate “outdoor room” perfect for al fresco dining. Not overlooked to the rear, there is a raised planter bed at the end of the garden with a garden shed.

### BER

Number: 118488253

Output: 172.64 kWh/m2/yr.















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