



42A Upper Churchtown Road, Churchtown, Dublin 14,

Beirne
& Wise



42A Upper Churchtown Road, Churchtown, Dublin 14,

For Sale By Private Treaty

42a is a superbly located, detached, furnished residence of 122 sq. m. plus a generous multi-functional attic conversion of 37 sq. m approx. with a secluded south facing rear garden. This bright and airy contemporary home has wonderfully pitched ceilings throughout with an array of skylights bringing light on even the darkest of days. No 42a has been reconfigured, extended, and refurbished to a high standard with a terrific balance of living and bedroom accommodation which comprises; Hall, guest W.C., spacious living room interconnecting to large kitchen/dining with utility area and an adjoining sunroom. There are three good bedrooms all with ensuite facilities. A stairs leads to the converted attic with a well-appointed bathroom/ ensuite facility off the largest room presently used as an extra bedroom with a home office /dressing room on the other side off the landing.

Well set back from the road, 42a enjoys a tranquil location with generous off-street parking to the front and an easily maintained south facing garden mainly in lawn with purpose-built outhouse suitable for a possible home gym.

The location is one of convenience -close to excellent local shopping and within walking distance of the LUAS, reliable bus routes and close to the much-acclaimed Dundrum Town centre. This is a family friendly area with a selection of junior and senior schools nearby as well as easy access to many parks and leisure facilities.

Special Features

- Contemporary light filled home in a great location.
- All bedrooms with ensuite facilities.
- South facing, lawned rear garden with patio.
- Access to the M50 nearby.
- Floor area; 122sq.m. plus converted attic 37sq.m approx.
- Parking for several cars.
- Walking distance of LUAS and good bus routes to city and beyond.
- GFCH

View

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





Accommodation

HALL

LIVING ROOM

5.51m x 4.12m plus bay

Bright and spacious room with bay window, fireplace, laminate flooring, built in shelving and recess for T.V and double doors interconnect to

KITCHEN / DINING ROOM

5.76m x 3.86m

Extra spacious, family friendly space with tiled flooring, floor and wall mounted units with tiled splash back complete with built-in hob, oven, extractor, dishwasher and freestanding American style fridge/ freezer. There is a large island unit / breakfast bar and access to

UTILITY AREA

This is fitted with a tall cupboard, counter tops with wall mounted units with washing machine and dryer and access to rear garden.

SUNROOM

3.73m x 2.90m

With pitched roof with tiled flooring - this provides additional living space to enjoy the sun, with sliding patio doors opening out to the rear garden.

BEDROOM ONE

5.0m x 3.25m max.

A generous double bedroom with bay window overlooking the front garden. It has laminate flooring, extensive built-in wardrobes and access to

ENSUITE

Contemporary and stylish, fully tiled with shower cubicle complete with thermostatic shower valve, w.h.b and w.c.

BEDROOM TWO

3.90m x 2.65m

A double bedroom with a large window to the rear with laminate flooring, built-in wardrobes and access to

ENSUITE

Stunning contemporary and stylish, fully tiled with shower cubicle complete with thermostatic shower valve, w.h.b and w.c.

BEDROOM THREE

4.25m x 2.57m max.

A small double / spacious single with laminate flooring and built-in wardrobe to the front, with access to.



ENSUITE

Mosaic tiled flooring with partial wall tiling with shower cubicle complete with thermostatic shower valve, w.h.b and w.c.

FIRST FLOOR

LANDING

Bright and airy with roof light with access to walk -in Hot Press.

ATTIC ROOM

3.57m x 3.13m

With twin roof lights used as additional bedroom space with access to

BATHROOM / ENSUITE

Spacious and bright with roof light, fully tiled, luxuriously appointed, with high spec fitting with jacuzzi bath, shower cubicle, vanity basin, w.c. and chrome heated towel radiator.

DRESSING ROOM / HOME OFFICE

4.9m x 2.05m

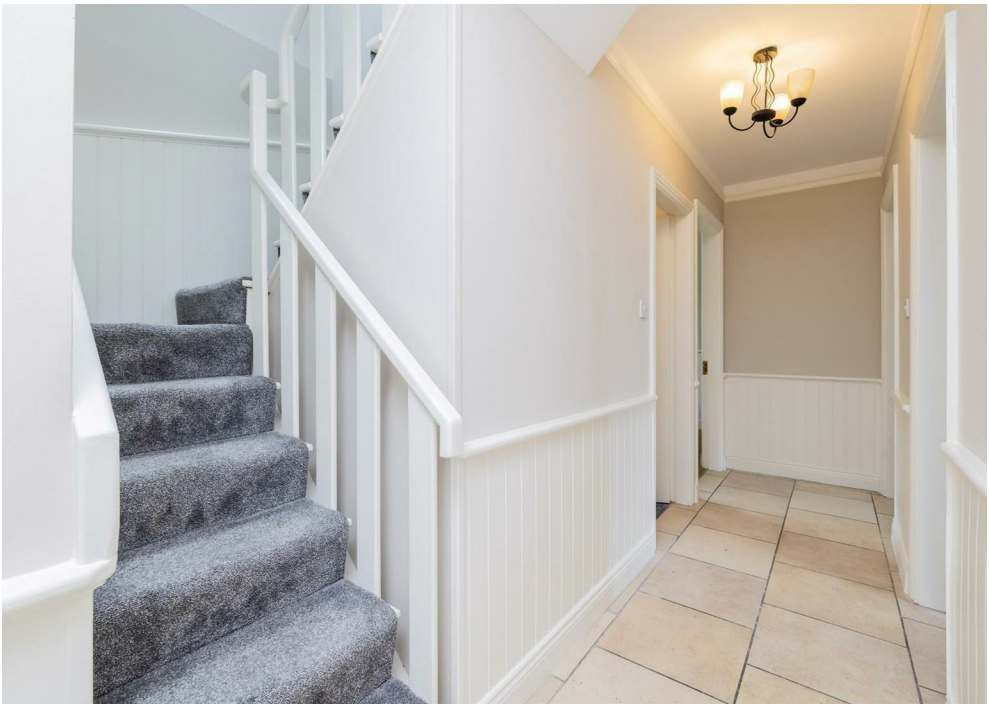
With twin roof lights, flexible space with built in wardrobe and presses and access to eaves storage space.

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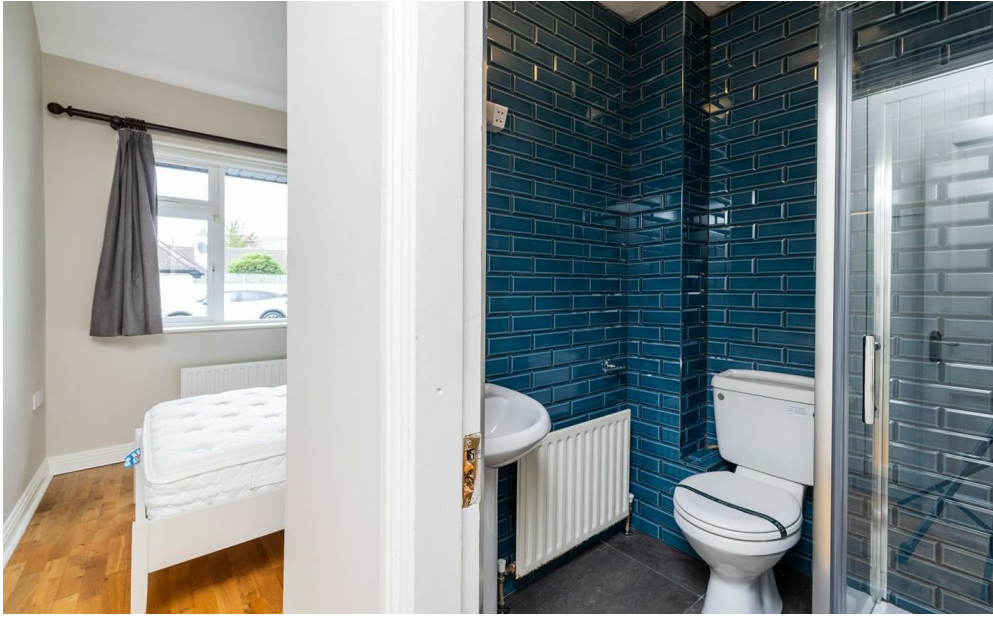
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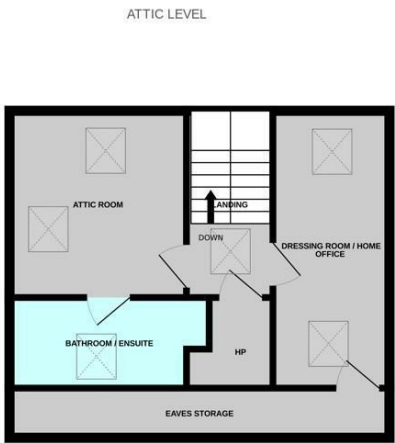








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Beirne
& Wise

Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie