



11 Woodfield, Scholarstown Road, Dublin 16 D16WOY7

Beirne
& Wise



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For Sale By Private Treaty

View and appreciate this exceptional, smartly extended, four-bedroom semi-detached residence, well situated in this mature and leafy enclave just off the Scholarstown Road.

This family home is beautifully presented having been imaginatively extended to the rear, providing a contemporary, bright and airy open-plan kitchen with a wonderful dining / family area. Updated throughout with the added benefit of a well converted attic, No. 11, is presented in "turnkey" condition - ready and waiting for its new owners.

Woodfield is surrounded by a wealth of local amenities to include excellent shopping at Knocklyon and Rathfarnham Shopping Centres and the villages of Rathfarnham and Templeogue. Local schools such as St Colmcille's National and Community school, Loreto Beaufort, Sancta Maria College, Scoil Naomh Padraig and Colaiste Eanna are all within easy reach.

Leisure facilities abound- being at the foothills of the Dublin Mountains and convenient to St. Enda's Park and Marlay Park with a variety of sporting facilities to suit all. The development is well serviced with public transport links with the No 15 and S8 us routes providing access to the city and beyond. This is a highly accessible and popular residential location being only a short distance from the M50.

Viewing is highly recommended to fully appreciate all that this much-loved home has to offer.



Special Features

- Quiet enclave in mature development.
- Floor Area 131 sq m incl. attic space
- Bespoke kitchen with integrated appliances.
- Secluded rear garden
- Modernised and extended with great style.
- Smart attic Conversion
- Recently installed double glazed windows and doors
- GFCH and Phonewatch 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

With ceiling coving, attractive part floor tiling at entrance leading to laminate flooring. Access to

GUEST WC

With floor tiling, part subway tiled walls, wc and whb.

LIVING ROOM

5.37m x 3.52m

This is a generous reception room to the front with a feature, period style, fireplace with cast iron and tiled inset, ceiling coving and laminate flooring.

KITCHEN

5.37m x 3.59

This is a bright and spacious area with large neutral coloured floor tiling flooring and features a contemporary fully fitted kitchen with an extensive range of fitted wall and floor mounted units with tiled splashback and timber worktops with sub- way splash back tiling. There is also a matching island unit / breakfast counter. There is a built-in oven, hob and extractor fan, and integrated fridge/ freezer, dishwasher and washing machine. Open to

DINING/FAMILY

4.99m x 2.56m

Extended area of the ground floor – the perfect place for entertaining - with continuous floor tiling through from kitchen area, pitched roof with twin roof lights and expansive floor to ceiling picture windows with sliding door taking full advantage of the immaculate garden and patio.

LANDING

With side window and stairs to attic conversion

BEDROOM ONE

3.89m x 2.96m plus bay

Principal bedroom with bay window overlooking front garden with laminate flooring with built-in mirrored sliding wardrobe doors, built-in dressing table with overhead mirror.

EN-SUITE

Renovated, fully tiled with subway wall tiling, corner shower with screen, vanity style whb with overhead mirror and wc.

BEDROOM TWO

3.31m x 2.74m

A generous double sized room to the rear with laminate flooring and radiator cabinet.

BEDROOM THREE

2.63m x 2.34m

A generous single bedroom to the rear with laminate flooring and built in wardrobes.



BEDROOM FOUR

3.00m x 2.09m

To the front with laminate flooring and built in wardrobes.

BATHROOM

The contemporary bathroom is fully tiled with suite comprising., jacuzzi bath with shower screen, vanity basin with overhead mirrored cabinet and wc.

ATTIC CONVERSION

4.76m x 4.31m

Flexible and adaptable space, presently used as additional bedroom accommodation – bright and airy with four roof lights and access to storage area and eaves storage on both sides.

OUTSIDE

With cobble lock driveway offering good off-street parking with gravelled edging and neatly clipped box hedging with lawn area and flower bed with a selection of flowering plants. A gated side access leads to the enclosed rear garden, which enjoys great privacy and is laid in lawn with patio areas ideal for al fresco dining. There is a garden shed.

BER DETAILS

Number 106179070

Output 176.08 kWh/m²/yr

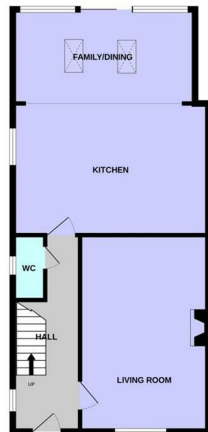








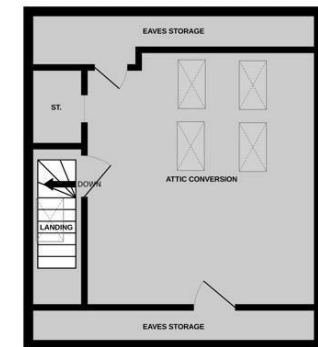
GROUND FLOOR



1ST FLOOR



ATTIC LEVEL



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