



87 Braemor Road, Churchtown, Dublin 14, D14YT72

Beirne  
& Wise





## 87 Braemor Road, Churchtown, Dublin 14, D14YT72

For Sale By Private Treaty

No. 87 is set back off tree lined Braemor Road, a most appealing, extended, five-bedroom semi-detached home with garage and side entrance with the bonus of the much sought after south westerly rear garden. Built in the 1950's, this fine home has been well-maintained throughout and has a solidness that is difficult to find in modern homes of today. Special features include high ceilings with coving, and large windows ensuring the spacious accommodation is airy and light filled.

This well-appointed, family home has been superbly maintained over the years, and the generous accommodation comprises of an entrance porch, hall, two reception rooms, kitchen/ breakfast room, conservatory, and a garage downstairs. Upstairs at first floor level there are five adaptable bedrooms, a bathroom, separate W.C. and a shower room.

There is further potential to convert the garage, extend to the rear or indeed into the large attic space (subject to P.P.), so this undoubtedly could be the forever home.

The location needs little introduction, with an enviable range of facilities at hand; excellent local shopping and eateries at Churchtown, within minutes of Dundrum Town Centre, Rathgar and Terenure and all their associated amenities. The by-pass roads make the M50 highly accessible while the LUAS and a choice of local bus routes make light work of the short commute to the city centre and beyond. A variety of premier junior and senior schools are within walking distance and the Castle and Milltown Golf Clubs are nearby as well as a selection of parks to include Dodder, Bushy, Orwell, Dartry and Marlay Parks.

### Special Features

- Superbly presented five-bedroom family home.
- Garage and side entrance.
- Generous off-street parking.
- Insulated attic and triple glazed windows (2010).
- Glorious southwest facing rear garden.
- Potential to extend subject to necessary P.P.
- OFCH- new boiler and tank in 2024.
- Floor area 147 sq.m. approx. excluding garage of 14.70 sq. m. approx.

### View

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









## Accommodation

### PORCH

With mosaic floor and double doors opening to

### HALL

A spacious reception hall with original coved ceiling and access to;

### LIVING ROOM

3.89m x 3.58m

A bright reception room with a large picture window to the front aspect, and an ornate fireplace and hearth proving a focal point for this comfortable room. Original coved ceiling and dado rail, and doors interconnect to the...

### DINING ROOM

4.28m x 3.55m

A second spacious reception room overlooking the rear garden. With coved ceiling, and a feature fireplace and hearth.

### KITCHEN/BREAKFAST ROOM

5.70m x 3.03m

The kitchen features a tiled floor, an extensive range of floor and wall mounted units with granite counter tops, integrated oven, hob, extractor fan, and fridge freezer, there is ample room for dining and double doors lead to the...

### CONSERVATORY

3.53m x 3.48m

With pitched ceiling, this room catches the sunshine, it has access to and overlooks the rear garden.

### UPSTAIRS

The wooden staircase with open balustrade leads upstairs

### LANDING

With access to Hot Press and attic.

### BEDROOM ONE

4.25m x 3.77m

This is the principal bedroom with fitted wardrobes and overlooks the rear garden.

### BEDROOM TWO

3.77m x 3.61m

This is a generous double room, to the front, with built in wardrobes.

### BEDROOM THREE

2.73m x 2.72m

A spacious single room overlooking the front garden, with built in wardrobes, currently in use as a study



#### BATHROOM

This is fully tiled with a W.H.B., and a bath with a telephone shower. There is a separate w.c.

#### GALLERY LANDING

An archway leads to the extension; the hall features a skylight window and viewing 'window' to the landing

#### BEDROOM FOUR/FAMILY ROOM

3.00m x 2.63m

A double bedroom to the front access, ideal for a range of uses, currently in use as a family room with cream fireplace and hearth.

#### BEDROOM FIVE

2.58m x 1.96m

A single bedroom to the rear, with built in wardrobes

#### SHOWER ROOM

Fully tiled with a w.c., w.h.b. and a walk-in tiled shower cubicle

#### GARAGE

5.30m x 2.76m

Good size garage with 'up and over' door to the front, and a door to the side passage.

#### GARDENS

There is a large garden to the front, this is gravelled with paved pathway and bounded by walls with mature hedging, there is a Cherry Blossom tree. It provides excellent off-street parking. A gated side entrance leads to a delightful rear garden; this is bounded by hedging, boats a circular lawn with paved and pebbled border, paved pathway and a patio. The rear garden is private and enjoys the enviable south/westerly orientation. There is, a block-built boiler house and outside W.C.

#### BER

Number : 119205870

Output: 296.4 kWh/m2/yr.

VIEWING By appointment with the agents on 01 2962444













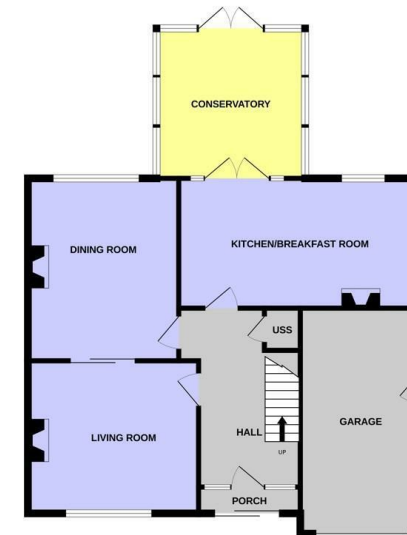


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1ST FLOOR



GROUND FLOOR



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