



150 Rochestown Avenue, Dun Laoghaire, Co Dublin A96HW84

Beirne
& Wise



For Sale By Private Treaty

No. 150 Rochestown Avenue is an appealing three-bedroom, semi-detached house with the bonus of an attic conversion and a garage. There is off street parking to the front, and a large rear garden enjoying the much sought after south westerly aspect. This family home has been carefully maintained and updated over the years offering a home ready and waiting for its new owners. The property with well-proportioned accommodation extends to 95 sq.m. plus the converted attic of 19.2 sq.m. approx. (excluding Garage 11 sq.m). It comprises of an entrance hall, living/dining room, and kitchen/breakfast room downstairs. Upstairs, at first floor there are three bedrooms, a shower room, and a separate W.C.. Stairs lead to the adaptable attic space with an adjoining shower room, and there is ample storage in the eaves. There is immense potential to extend into the garden or indeed over the garage subject to planning permission. No. 150 will appeal to both first time buyers and those opting for a home with further potential in a most desirable location.

The location of the property is superb; located in a mature and well-established neighbourhood, convenient to a range of amenities including excellent schools, close to all the shopping and sporting amenities of Dun Laoghaire, Blackrock, Killiney, Dalkey, Cabinteely and Deansgrange. Killiney SC is within walking distance, and Cornelscourt SC is nearby. There is a range of bus services, and easy access to the M50 and N11.

Special Features

- Well, established neighbourhood adjacent to a host of amenities
- Superb, three-bedroom house with potential to extend
- Floor Area: 95 sq.m.
- Plus, attic conversion 19.sq.m & garage 11sq.m approx.
- Wonderfully secluded south westerly rear garden L20m approx.
- GFCH

Accommodation

HALL

Light filled hall with maple floor, a cloaks closet, and staircase to first floor.

LIVING/DINING ROOM

7.40m x 3.53m (max. dims.)

This is a large, bright dual aspect reception room with views of the front and rear gardens. With maple floor, the fireplace provides a focal point for this delightful room, with French doors opening to the sunny rear patio and garden. A door leads the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

4.09m x 3.85m (max. dims.)

With a picture window overlooking the rear garden, and views of the mountains. It is fitted with a range of wall and floor mounted units incorporating a stainless-steel sink and drainer, and it is plumbed for a washing machine. A door opens out to the rear garden.

FIRST FLOOR

LANDING

Bright and airy with side window and access to attic conversion.



BEDROOM ONE

4.24m x 3.57m

A bright and spacious double bedroom overlooking the rear garden, with built-in wardrobes. It enjoys views of the mountains.

BEDROOM TWO

3.57m x 2.97m

A generous double bedroom to the front aspect, with fitted wall shelving.

BEDROOM THREE

2.85m x 2.71m

A small double bedroom to the rear, with views of the mountains.

SHOWER ROOM

With partially tiled walls, a walk-in tiled shower unit with chrome fittings, and a w.h.b.

SEPARATE W.C.

With a w.c.

Staircase leads to the ...

ATTIC CONVERSION

6.34m x 3.20m (overall dim.)

A flexible multi-purpose space with twin roof lights and access to the...

SHOWER ROOM

With tiled floor, w.c., w.h.b., and a walk-in shower room with Mira shower.

GARAGE

4.93m x 2.30m

With access to the rear garden and potential to convert (SPP).

GARDENS

The walled front garden offers off street parking and access to the garage. The glorious south westerly rear garden (L20m approx.), can be accessed through the garage, the reception room and kitchen. It boasts a paved patio area, an extensive lawn, and mature planting. This garden is a wonderful oasis for the keen gardener, and ideal for relaxing and Alfresco dining.

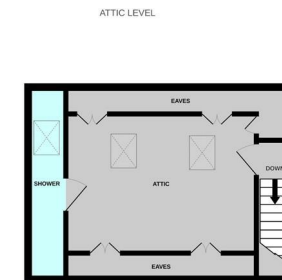
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BER D1





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