



27 Landscape Park, Churchtown, Dublin 14., D14C859

Beirne
& Wise



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For Sale By Private Treaty

This is an attractive three/four-bedroom family home, (128 sq. m approx.) well situated on this most popular residential road in the heart of Churchtown, with the benefit of a lovely west facing rear garden. No 27 has been extended and remodelled over the years to suit a family's changing needs. The original garage has been reconfigured and extended to the front providing a spacious and adaptable room. The pitched roof extends across the front entrance, giving a covered porch which greatly enhances the front elevation of the property. To the rear an invaluable W.C/Utility room has been added -perfect for modern day family living. The accommodation is bright an airy, not only due to its orientation but because of its generous proportions, large windows and high ceilings. This much-loved home is presented in excellent decorative order - ready and waiting for its new owners and yet still offers further potential to extend if so required (subject to P.P.)

The well-appointed accommodation comprises; entrance hall, living room interconnecting to the dining room, adaptable family room/bedroom four, kitchen/ breakfast room and W.C./ utility room at ground floor level. At first floor there are three bedrooms, two good doubles, a roomy single and a contemporary bathroom completes the picture.

There is an enviable range of facilities immediately at hand with excellent local shopping at Churchtown, with the property also being just minutes from Dundrum Town Centre, and close to Rathgar, Milltown, and Rathfarnham. The Castle and Milltown Golf Clubs are nearby as is Bushy Park and leisurely walks along the river Dodder linking Orwell and Dartry Parks. There is an excellent choice of well-established junior and senior schools within easy reach and UCD Belfield is an easy cycle away. The LUAS at Windy Arbour/Dundrum and regular bus routes provide easy access to the city and beyond.

Special Features

- Extended and modernised in excellent decorative order.
- West facing rear garden.
- Generous off-street parking.
- GFCH
- Floor area: 128 sq. m. approx.
- Further potential (subject to P.P)
- Multiple USB charging in several sockets throughout

View

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





Accommodation

ENTRANCE HALL

An open porch leads to a welcoming and spacious hall with attractive panelled front door with stained glass inserts, coved ceiling, recessed downlighters, radiator cabinet, solid timber oak flooring and access to access to reception rooms and

CLOAKROOM

With window and oak flooring.

LIVING ROOM

3.92m x 3.66m

A large bright room with a large window overlooking the front garden, a beautifully appointed room with coved ceiling, centre rose, solid oak flooring and contemporary timber surround marble inset open fireplace, open to

DINING ROOM

3.66m x 3.61m

Again, with solid oak flooring, this well-proportioned room has a sliding door to the sheltered patio and rear garden.

FAMILY ROOM /BEDROOM FOUR

6.00m x 2.51m

Well-designed, multi-functional room with same ceiling height as the main house - the perfect family room or fourth bedroom with laminate flooring, radiator cabinet, pull down ladder to attic space and access to

KITCHEN/ BREAKFAST ROOM

5.36m x 3.03m max

Overlooking rear garden, with ample room for dining, with diagonally laid floor tiling, an alcove the perfect space for a fridge /freezer and a painted shaker style fitted kitchen with a stainless-steel sink, built-in five ring gas hob with stainless steel splash back and overhead extractor unit. There is a built- in double oven, and an integrated dishwasher and access to the utility room via a lobby.

LOBBY

With floor tiling, access to rear garden access to attic space below pitched roof.

W.C / UTILITY ROOM

2.42m x 1.66m

With tiled flooring, and window overlooking rear garden, plumbed for a washing machine, and space for dryer, with stainless steel sink, tiled splash back and under counter storage units. There is a W.C., pedestal mounted W.H.B with tiled splashback.

FIRST FLOOR



LANDING

An attractive stairs balustrade leads to a lovely bright landing - flooded with natural light with a large roof light and pull-down ladder to attic space and access to the Hot Press.

BEDROOM ONE

3.97m x 3.68m

This is the principal bedroom with coved ceiling, original tongued and grooved flooring, extensive built-in wardrobes and overlooks the front garden.

BEDROOM TWO

3.68m x 3.50m

Another good-sized double room to the rear with a coved ceiling, built-in wardrobe, laminate flooring and overlooks the rear garden.

BEDROOM THREE

2.82m x 2.56m

A generous single room to the front with laminate flooring.

BATHROOM

Extra spacious, fully tiled, recessed downlighters, heated towel radiator, with suite comprising walk in shower cabinet, bath with screen, vanity style W.H.B. and close coupled W.C.

GARDENS

The walled front garden is in easily maintained cobble lock paving providing generous off-street parking with perimeter red robin hedging. To the rear a lovely west facing garden 16.25m long x 9.35m wide mainly lawn with a centre pathway and boundary walls with perimeter planting. Patio doors from the dining room lead to an absolute sun trap patio area with overhead awning.

There is also a Multistore steel shed 5.18 m x 3.05m approx. with power, a solid concrete base, window, workbench shelving, and a bike rack.

BER

Number: 119239002

Output: 294.65 kWh/m²/yr.









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