60 Landscape Park, Churchtown, Dublin 14, , D14TK66

Beirne & Wise

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For Sale By Private Treaty

60 Landscape Park is an appealing three-bedroom semi-detached home with garage, well situated in this quiet enclave in the heart of Churchtown. Built in the 1950's, this well presented home retains an attractive sense of character while benefiting from a range of thoughtful modern upgrades for contemporary family living. The accommodation of 115 sq. m. (including the garage) is bright and airy and has been tastefully updated, with a covered side entrance leading to a wonderfully secluded 32m long rear garden benefitting from all-day sunshine.

The property comprises porch, entrance hall, living room, dining /family room, kitchen and garage, and at first floor level three good bedrooms - one ensuite and a family bathroom. There is a good size front garden offering generous off-street parking with solar PV and installed EV charging point. With the attached garage capable of integration into the main house (subject to planning permission) as well as the substantial rear garden. Number 60 offers an excellent combination of comfortable existing accommodation, outdoor space, and future flexibility.

This home enjoys an enviable location within easy reach of excellent transport links, including the LUAS and Dublin Bus, and is close to both Milltown & the Castle Golf Clubs. Local shopping is well provided for at Churchtown, Terenure, Rathfarnham and Rathgar and all the leisure and shopping facilities of the much-acclaimed Dundrum Town Centre are nearby. A wide selection of amenities is at hand, with lovely walks along the Dodder Linear Park, connecting Bushy, Orwell and Dartry Parks. There is an excellent selection of both junior and secondary schools; Clonskeagh National School, Fuinseoige, Scoil Naithi, Ardtona Junior, De La Salle College, Educate Together and The High School to mention a few.

Special Features

- Covered side entrance leads to 32m approx. long landscaped rear garden
- Floor area 115 sq. m. approx. incl. garage
- Solar panels - 10 panel, 4.3 kWp PV solar system, with electricity export capability
- Recently fitted plantation shutters
- Off street parking
- Great potential to extend and/or integrate garage (subject to P.P)
- GFCH with remote control zoned heating
- Electric-vehicle charging point
- Wired garden shed with water connection
- Excellent location

View

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

Accommodation

PORCH
Spacious with terracotta tiled flooring, timber sheeted walls and ceiling with recessed lighting and in-built storage cupboard.

ENTRANCE HALL
This is an inviting entrance with original timber flooring and access to understairs storage

LIVING ROOM
3.44m x 3.06m (plus bay)
A bright room with large bay window to the front of the house, with carpet flooring, plantation shutters, recessed lighting and attractive built-in book shelving and cupboards.

FAMILY/DINING ROOM
6.06m x 4.14m Max.
With ample room for dining and living with original timber flooring, recessed downlighters, French doors, and a picture window enjoying the garden views and access to the kitchen.

KITCHEN
4.30 m x 2.25m
A bright room with a large picture window overlooking the rear garden and a door to the side passage. There is an array of wall and floor mounted units with tiled splash back, incorporating a s.s. sink, built-in gas hob, oven, and overhead extractor. Plumbing is provided for a washing machine and dishwasher. The original timber flooring is carried through into the kitchen and there is recessed lighting and a radiator cabinet.

GARAGE
With up and over door - suitable for conversion.

FIRST FLOOR

LANDING
An attractive stairs balustrade leads to a spacious landing with access to the hot press and attic space, which offers potential to convert. (Subject to Planning Permission.)

BEDROOM ONE
4.35m x 3.37m
This is the principal bedroom overlooking the rear garden with mirrored sliding door wardrobes, roller blackout blinds and access to EN-SUITE.

ENSUITE
With tiled flooring, shower unit with electric shower unit, whb with tiled splash back and wc.

BEDROOM TWO
3.32m x 3.05m
This is a double room to the front with a built-in wardrobe, whb with tiled splash back, plantation shutters, overlooking the front garden

BEDROOM THREE
3.19m x 2.60m
To the rear, a spacious single room with roller blackout blind and recently carpeted floor.

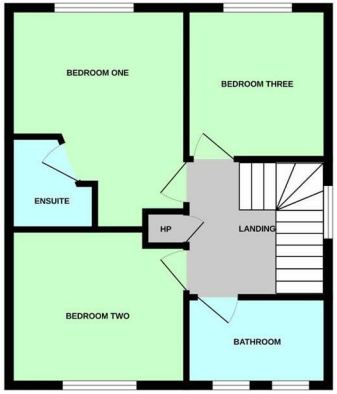
BATHROOM
Modernised with subway wall tiling and suite comprising; bath with fold back screen complete with thermostatic shower valve, vanity style whb with heated mirror and wall hung concealed cistern wc, together with plantation shutters.

GARDENS
The walled front garden offers off street parking and access to the garage and what was originally lawn is now nicely gravelled with smart brick edging so offers additional parking. There is a wall mounted electric vehicle charging point, and a side door leads to a covered side passageway which leads to the fabulous back garden 32m long x 11.5m wide approx. This is a garden for both enthusiastic gardeners and children alike! Very secluded with a lawn area, a selection of mature perimeter trees and shrubs including fruit trees, a rockery, raised planted beds for growing vegetables, a patio area idea for outdoor entertaining, and a multipurpose timber structure divided into 3 sections with water and power potentially suitable for home office/gym/playroom/storage etc.

BER
Number: 109862052
Output: 167.62 kWh/m2/yr.

BER C1

1ST FLOOR



GROUND FLOOR

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