Laeken 100 Lower Churchtown Road, Churchtown, Dublin 14 D14E1X4

Beirne & Wise

For Sale By Private Treaty

Unique, detached bungalow with distinctive façade; cream with red brick detail, red brick window surrounds, and granite sills, ideally positioned on the Lower Churchtown Road. Laeken boasts a continental style with tiled flooring throughout, offering spacious accommodation with a natural flow through the kitchen and reception rooms, ideal for comfortable living and entertaining. The well-balanced accommodation extends to 140sq.m approx., comprising of a welcoming entrance hall, kitchen/breakfast room, utility, dining room, living room, shower room, two spacious double bedrooms (main with ensuite & dressing room). The property has off street parking for two cars. A side entrance leads to the rear garden, this enjoys the enviable westerly orientation, and it offers a high degree of privacy and a wonderful sense of seclusion.

Lower Churchtown Road is a highly convenient and well-established residential address, offering an excellent balance of suburban tranquillity and city accessibility. A short stroll to Rathgar and Churchtown with a range of cafés, shops, and everyday amenities, while Dundrum Town Centre provides an extensive range of retail, dining, and leisure options. Directly served by the Luas Green Line at the nearby Windy Arbour stop, alongside frequent Dublin Bus routes and swift access to the M50 motorway. Close to top-tier schools, including De La Salle College Churchtown, The High School Rathgar, and Alexandra College. For outdoor recreation, both Bushy Park and Dodder Linear Park are nearby, with superb green spaces, walking routes, and sporting facilities. This is a location that consistently proves popular for its strong community feel, excellent amenities and ease of access to the city, ensuring enduring appeal.

Special Features

- Unique, detached bungalow
- Spacious accommodation; 140sq.m approx.
- Off street parking & low maintenance gardens
- GFCH & Alarm
- EV charger
- Close to LUAS and Milltown Golf Club

Accommodation

ENTRANCE HALL
Granite steps lead to the hall door opening to the hall, this features a large ‘glass block wall’ with the kitchen, allowing natural light to flood through the property. Access to the hot press.

KITCHEN/BREAKFAST ROOM
6.49m x 2.83m
Fitted with a range of modern wall and floor mounted units with tiled splashback, integrated oven, hob, extractor hood with fan, and a microwave. Plumbed for a dishwasher. A door opens to the dining room.

DINING ROOM
5.15m x 3.35m
A light filled room with picture window, this features an attractive exterior Victorian style window grille. This is open plan with the living room and hall. With ornate black balustrade divide, and steps down to the living room.

LIVING ROOM
5.30m x 5.19m
Elegant reception room with large picture window, also with an attractive exterior Victorian style window grille. There is a built-in, multi-fuel burning stove set in a fireplace surround. Sliding doors open out to the sheltered patio and rear garden.

UTILITY
2.83m x 1.55m
Accessed off the kitchen, this provides additional storage space, plumbed for a washing machine, and houses the gas boiler. A door opens out to the side passage.

SHOWER ROOM/GUEST W.C.
With walk in shower unit and electric shower, w.c., and a w.h.b. set in vanity cabinet.

BEDROOM ONE
4.46m x 4.17m
A substantial double bedroom suite: a door leads to the dressing room (2.74m x 2.24m), fitted with an array of open shelving and hanging closet space. Access to the…

ENSUITE
With w.c., walk in tiled shower unit, w.h.b. set in vanity cabinet, and fitted wall shelves.

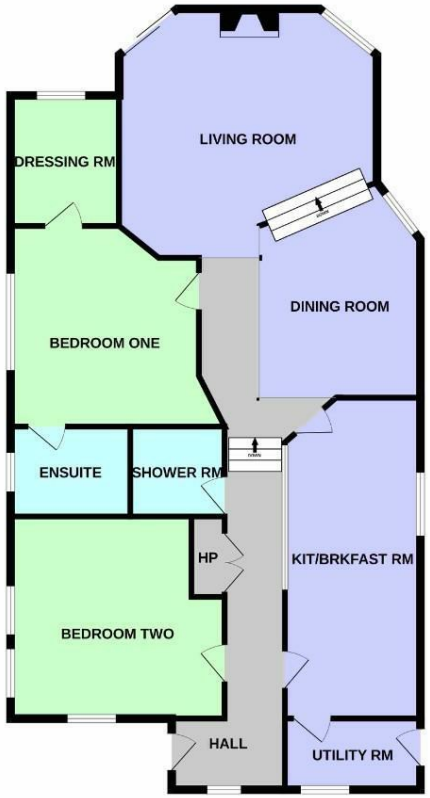
BEDROOM TWO
4.66m x 4.17m
This is a spacious double bedroom with dual aspect windows, built in wardrobes and fitted wall shelf unit.

GARDENS
The front garden is bounded by granite walls; paved and provides off street for two cars. A gated side entrance leads to the rear garden with wood panel fence boundary. This is a delightful, mature, secluded west facing garden, enjoying sun all day. The walled rear garden is a heavenly oasis of calm with tiled and pebbled areas, trees, and shrubs.

BER
Number: 101759140

BER C

GROUND FLOOR



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