152 Rochestown Avenue, Dun Laoghaire, Co Dublin,
A96HF74

Beirne
&Wise

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For Sale By Private Treaty

No. 152 Rochestown Avenue is a very fine, semi-detached house extended to the rear, with a garage. There is off street parking to the front, and a large rear garden enjoying the much sought after south westerly aspect. The property with well-proportioned accommodation extends to 120sq.m. (excluding garage). It comprises of an entrance porch, hall, large living room, kitchen/dining room and family room downstairs. Upstairs, at first floor there are three bedrooms, and a shower room. There is great potential to extend the property further and convert the garage (STPP) should one desire. No. 152 will appeal to range of buyers looking for a location flush with amenities in a most desirable location.

The location of the property is superb; Rochestown Avenue is highly accessible, located in a mature and well-established location, convenient to a range of amenities including excellent schools and childcare facilities, 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. Leisure activities include golf clubs, sailing clubs and beautiful coastal and pier walks in Dun Laoghaire, Glasthule, Sandycove and Killiney.

Special Features

- Popular residential area adjacent to a host of amenities
- Floor Area: 120 sq.m. (excluding garage)
- GFCH
- Superb, three-bedroom house with spacious extension to the rear
- Mature, secluded south westerly rear garden

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 tiled floor, hall door opens to the…

HALL
Welcoming hallway with cloaks closet

LIVING ROOM
4.36m x 3.56m + 2.89m x 2.43
A spacious reception room (extended), overlooking the front garden, with a fireplace, and double doors opening to the…

KITCHEN/DINING ROOM
6.49m x 3.42m
With large picture windows overlooking the rear garden, and with views of the mountains. It features a tiled floor, and it is fitted with an extensive 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 deck and garden. Archway to the …

FAMILY ROOM
4.07m x 3.84m
Open plan with the kitchen/dining room, ideal for family living and entertaining

FIRST FLOOR
Staircase leads to the first floor

LANDING
LANDING
Bright and airy with side window

BEDROOM ONE
4.24m x 3.54m
A bright and spacious double bedroom overlooking the rear garden, with extensive built-in wardrobes. It enjoys views of the mountains.

BEDROOM TWO
3.57m x 2.96m
A generous double bedroom to the front aspect.

BEDROOM THREE
2.84m x 2.71m
A small double bedroom to the rear, with views of the mountains.

SHOWER ROOM
With tiled walls and floor, a walk-in tiled shower unit with fittings, w.c. and a w.h.b.

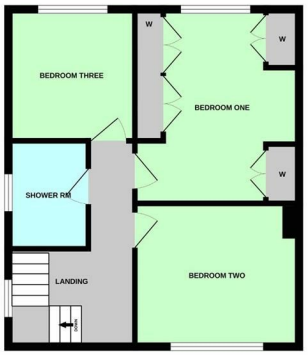
GARAGE
4.95m x 2.28m
With access to the front and rear gardens and potential to convert (STPP).

GARDENS
The walled front garden is paved and provides off street parking and access to the garage. The glorious south westerly rear garden (L) can be accessed through the garage and the kitchen/dining room. It boasts a wooden deck, mature lawn, and a range of trees and shrubs. There is an outside W.C. This garden is a wonderful oasis for the keen gardener, and ideal for relaxing and Alfresco dining.

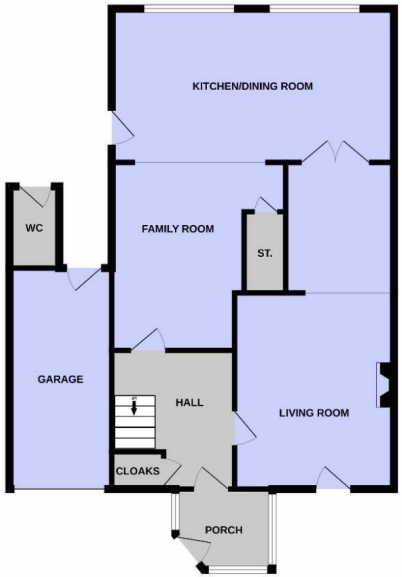
BER
BER No. 119983096
Output: 282.08 kWh/m2/yr.

BER E

1ST FLOOR



GROUND FLOOR



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