

83 Braemor Road, Churchtown, Dublin14, D14WR60

Beirne & Wise



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For Sale By Private Treaty

No 83 is an appealing semi-detached home with a glorious southwest facing rear garden, with a well-proportioned, spacious and flexible interior. Built in the 1950's this well presented home has a solidness that is difficult to find in modern homes of today, with high ceilings and large windows ensuring the accommodation is airy and light filled.

This well-maintained residence has all the attributes of a good family home with further potential to reconfigure, extend to the rear or over the garage (subject to plaining permission.) Having a pedestrian side entrance is a great advantage and ensures its semi-detached status remains no matter what. At First Floor level, there are three good bedrooms and the family bathroom completes the picture.

The location needs little introduction, with an enviable range of facilities at hand; excellent local shops, within minutes of Dundrum Town Centre, Rathgar and Terenure and all their associated amenities. By-pass roads make the M50 highly accessible while the LUAS makes light work of the short commute to the city centre and beyond. The regular 14 bus route travels to the city and beyond and it is just a short walk to the S6 & 161 south side bus routes. A variety of premier junior and senior schools are within walking / cycling distance; De La Salle College, The High School, Educate Together, Ardtona to mention a few. The Castle and Milltown golf clubs are nearby as well as a good selection of parks including wonderful walks along the Dodder linear park.



Special Features

- Well-proportioned light filled rooms.
- Further potential to extend subject to necessary P.P.
- Double Glazed windows.
- Floor area 113 sq. m. approx. (excluding garage)
- Secluded south-westerly with side entrance.
- Generous off-street parking
- OFCH

View

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


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Accommodation

PORCH
Enclosed porch with original terrazzo flooring.

HALL
Welcoming, spacious hall with attractive laminate flooring and stylish radiator cabinet with access to invaluable understairs storage.

LIVING ROOM
3.91m x 3.71m
A nicely proportioned room overlooking the front garden with original coved ceiling and laminate flooring.

SITTING ROOM
4.25m x 3.55m
To the rear, again well-proportioned with original coved ceiling and laminate flooring. A contemporary marble fireplace complete with a recently installed wood burning stove provides a focal point for this comfortable room.

DINING ROOM
3.83m x 3.05m
Overlooking the rear garden with ample room to dine and views of covered terrace and beyond. There is laminate flooring continued through from the hall and track lighting. Open to

KITCHEN
3.00m x 1.69m
Galley style, with tiled flooring, side window, fitted with Shaker style floor and wall mounted units, open shelving, with tiled splash back, built- in hob, extractor and oven and plumbed for a washing machine. There is a timber sheeted ceiling with track lighting. Access to rear garden via Lean- To

LEAN-TO
2.28m x 1.05m
With wall and roof glazed panels – the perfect potting shed and place for muddy boots! Door to

COVERED ENTERTAINING TERRACE
6.66m x 3.07m
Sun drenched outdoor living area - perfect for entertaining and living outdoors - with lean to roof and a tentlike structure with zipped tented doors -this a useable space from spring to autumn and also provides shelters on those hot summer days.

GARAGE
5.26m x 2.76m
Large garage with potential with access from the side passageway.

FIRST FLOOR

LANDING
An eye-catching staircase leads to a light filled landing with access to the Hot press.

BEDROOM ONE
4.24m x 3.57m
To the rear with leafy views of the secluded garden, this extra spacious double room comes with laminate flooring and built-in wardrobes.

BEDROOM TWO
3.75m x 3.57m
This is also a generous double room to the front, with laminate flooring, extensive built-in wardrobes incorporating a dressing table.

BEDROOM THREE
2.68m x 2.73m
This is a good single room overlooking front garden again with laminate flooring, built-in cupboard presently being used as a home office.

BATHROOM
Extra spacious, fully tiled with suite comprising; vanity W.H.B with overhead mirror, lighting and cabinet, close coupled W.C., bath with shower screen and electric shower unit, wall mounted heater, and chrome towel radiator with hatch to the attic space above.

GARDENS
To the front the walled and gated front garden, with cobble lock paving offers plenty off- street parking bordered by a selection of plants, trees, shrubs, offering year-round interest and which screens the house from the passing eye. A gated side entrance leads to the real jewel – a secluded 21 m long approx. southwest facing rear garden which enjoys sunshine from dawn to dusk with a gazebo and paved patio area. Deceptively spacious, this garden is sectioned off with mature hedging leading to a secret garden- a children's hideout! With an abundance of matures trees and specimen plants, viewers will appreciate this is a much-loved garden.

BER
Number: 120001110
Output: 269.67 kWh/m2/yr.

BER D







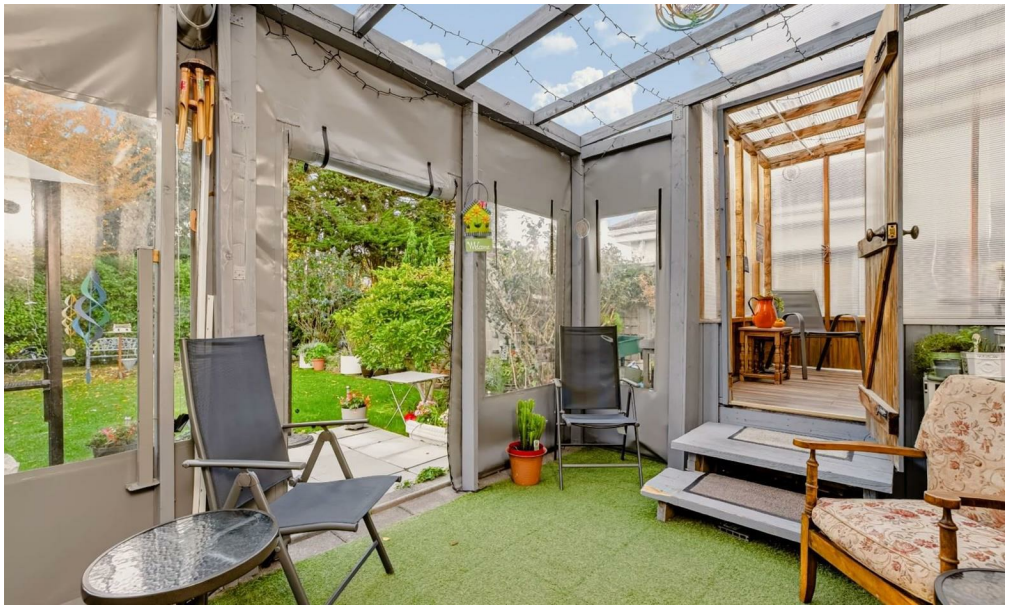




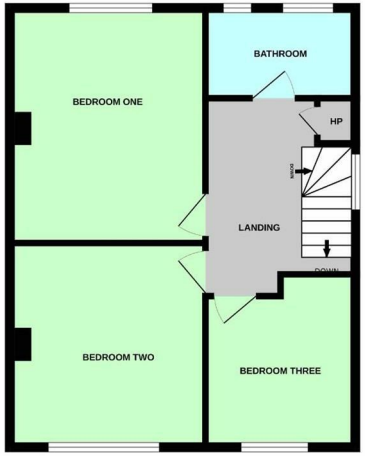








1ST FLOOR





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