

Hamptons

INTERNATIONAL



13 Churchtown Drive, Churchtown, Dublin 14, D14X767

4  2  3 

GUIDE PRICE






£1,090,000

(€1,250,000)

Property details



Attributes




-  **Garage**
-  **Near golf course**
-  **Gym**
-  **Private parking**
-  **Garden**

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Description

4 bedroom house for sale DNG are delighted to present 13 Churchtown Drive, a contemporary 1940's, 4 bed/ 2 bath semi-detached family home, which underwent an extensive renovation in 2018, resulting in a beautiful, high specification home. Set on a quiet cul de sac, Number 13 enjoys a bright and airy feel, while offering a stylish, modern interior which is in immaculate condition, benefitting from an amazing rear extension which is perfect for everyday modern family life. It is evident that no cost was spared by its current owners when undergoing the renovations and the high-quality finish is there to be admired as soon as you set foot through the door. Their attention to detail ensures that this really is a home of true distinction located in a most sought-after South Dublin neighbourhood. Viewing is a must to see what this superb home has to offer. Considerable thought, effort and investment was poured into its layout and design - both inside and out throughout this cleverly designed home. The well-appointed accommodation which enjoys an abundance of natural light extends to 162 sqm. / 1,744 sq.ft. approx. (inclusive of garage) and comprises a reception hallway with a guest WC, a well-proportioned living room, dining room and to the rear a very generous and stylish open plan kitchen/ family room all opening on to the private, colourful landscaped rear garden. The original hand turned staircase leads to the first floor which enjoys a light filled landing, four bedrooms and a family bathroom with separate WC. To the rear, the stunning landscaped garden is a very secluded and private space. There is a tiled patio area which is ideal for outdoor entertaining and dining with a further decking area, beautiful grass lawn and ample colourful plants/shrubbery. The front garden is pebbled and offers off-street parking. Number 13 occupies a quiet and tranquil cul de sac setting perfect for a family. There is an abundance of amenities in the immediate vicinity with Churchtown, Milltown, Dundrum and Ranelagh village all nearby, offering a superb range of restaurants, bars, cafes and shopping. A real feature of the location is the close proximity to some of Dublin's most prestigious schools including Gonzaga, Alexandra College, Muckross Park College and Sandford Park to name but a few. The UCD Campus at Belfield is also a short drive away as is the Dundrum Shopping Centre, David Lloyd Gym in Riverview and Milltown Golf Club. Churchtown Drive also benefits from being serviced by numerous bus routes and the LUAS within a few minutes stroll in both directions offers a short tram journey to the city centre and beyond.

Hall 4.22m x 2.5m Open porch with modern composite front door into the entrance hall, which leads to the sitting room, dining room, kitchen/family room, garage and WC. Beautiful bespoke wall panelling and laminate flooring.

Sitting Room 3.81m x 3.8m Bright and spacious sitting room with beautiful bespoke cabinetry and decorative ceiling coving.

Dining Room 3.84m x 3.8m Large dining room with bespoke cabinetry, optic-flame fireplace and decorative ceiling coving.

Kitchen/Family Room 7.7m x 7.52m Fabulous kitchen/family room with ample eye & base level shaker style storage and stylish quartz countertops. Integrated appliances to include fridge/freezer, cooker, gas hob and extractor fan. Excellent kitchen island with stainless steel sink and integrated dishwasher. Beautiful family room off, ideal for entertaining friends/family. Amazing sliding patio door and Velux windows providing ample daylight.

Garage 5.07m x 2.59m Excellent garage/utility room with modern composite double doors. Wired and plumbed, comprising stainless steel sink and excellent storage options.

WC 1.93m x 0.77m Guest WC and WHB with under storage.

Bedroom 3.81m x 3.8m Large front-facing double bedroom with ample modern built-in wardrobes.

Bedroom 3.84m x 3.8m Large double bedroom to the rear with ample modern built-in wardrobes and corner sink.

Bedroom 3 2.36m x 2.37m Bedroom to the rear with built-in storage (currently set as home office).

Bedroom 4 2.22m x 2.5m Front-facing single bedroom with built-in storage.

Bathroom 2.36m x 1.63m Fully tiled shower room comprising walk-in shower, WHB with under storage and towel radiator. Separate WC off.

Outside Walled front garden with border-hedging and decorative pebble stones. Most tranquil and very generous, extra wide most beautiful rear garden, an ideal space for entertaining friends/family. Pavillion sunroom with storage, patio decking, raised bedding with colourful trees/shrubbery.





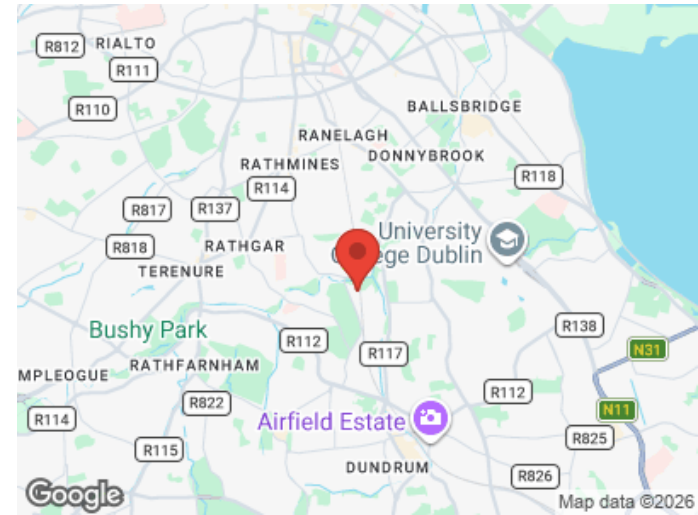
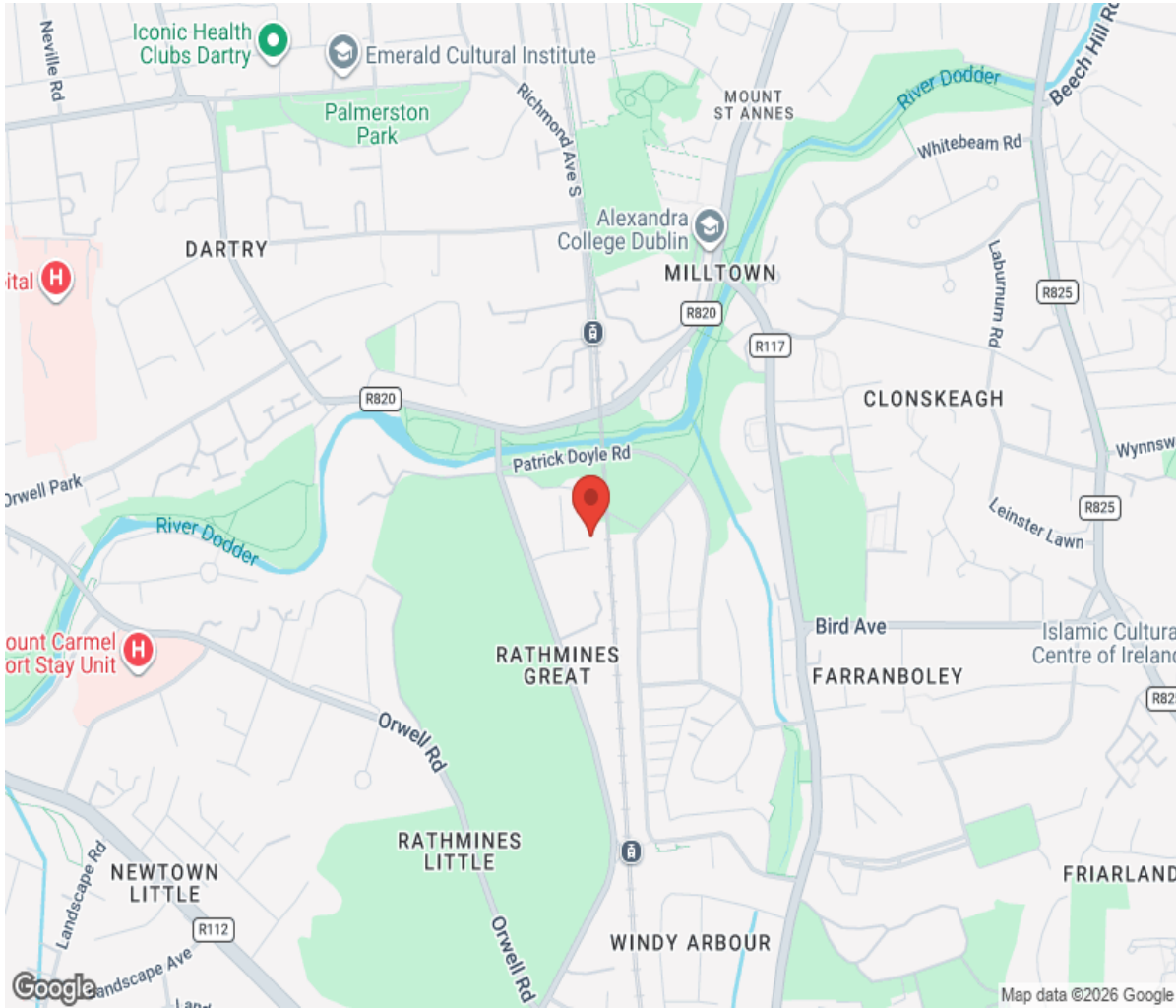








Location



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