



Upper Churchtown Road  
Churchtown  
Dublin 14

Detached modern furnished bungalow with communal entrance and parking To Let. The property has been modernised and upgraded and is presented in walk in condition. It is located just off Upper Churchtown Road and is just 20 minutes walk to the Luas. Churchtown is a lovely mature residential area with a wide selection of amenities, primary and secondary schools with several bus routes.

The accommodation comprises entrance to hall, living room, dining room/kitchen, modern fitted bathroom, and three bedrooms. There is a private sunny back garden with garden shed, patio area and side entrance. Oil fired central heating. Modern double glazed PVC windows.

Entrance Hall With under stairs storage.

Living room with fireplace.

Dining room/  
Kitchen With fitted units, fitted with washing machine, cooker,  
fridge freezer, micro wave.



Bedroom 1 With built in wardrobes.

Bedroom 2 With built in wardrobes.

Bedroom 3 With built in wardrobe.

Bathroom With bath, w.h.b. Separate w.c.



Back Garden: Private with garden shed. Side entrance.

### Some Features

- Fully furnished
- Double glazed windows
- Oil central heating
- Close to several schools
- South facing rear garden
- Ample parking.
- Minutes walk to Luas

**B.E.R.**

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**EPI:** kWh/m<sup>2</sup>/yr

**Viewing:** By appointment with this office

**Negotiator:** Paul McCourtney MIPAV, MCEI.  
PSRA licence No. 001006-001018

**Rent: €1,900 per month.**