



18 Meadow Park, Churchtown, Dublin 14

Beirne
& Wise

For Sale By Private Treaty

This is an attractive extended semi-detached three/four bedroom dormer bungalow with an enviable south facing rear garden well situated on an elevated site in this mature residential area in the heart of Churchtown.

Built circa 1957, No 18 has been carefully maintained and upgraded over the years by its current owners. The accommodation is bright and well-proportioned with a high degree of flexibility and there is still plenty of potential with an adjoining garage suitable for conversion (subject to necessary planning permission).

The location is one of great convenience with an extensive choice of amenities, with excellent local shopping at Churchtown, Dundrum and Nutgrove nearby. There are a selection of well-established schools - Scoil Naithí, De La Salle College, Notre Dame, Rathfarnham Educate Together too mention just a few. There are a wide range of leisure facilities at hand with Loreto, St Enda's and Marley Park just minutes away. The M50 is within easy reach as is the LUAS and regular bus routes to the city and beyond.

The accommodation comprises: Entrance Hall, Living Room interconnecting to Family Room, Kitchen/Breakfast Room, three Bedrooms two of which are generous double rooms, a Shower Room and a Bedroom 4 /Attic Room at first floor level.

Special Features

- South facing rear garden
- Phone Watch wireless alarm system
- PVC fascias and guttering
- GFCH
- 105 square metres (1,130 sq. ft.) approx. excluding Garage
- Further potential to extend or convert garage
- Double Glazed windows
- Quiet mature residential road
- Generous off-street parking

Accommodation

HALL

With access to all rooms and stairs to first floor

LIVING ROOM

3.76m x 4.10m (12'4" x 13'5")

This is a spacious bright room overlooking the sunny rear garden with attractive timber fire place surround and timber flooring and interconnects via double doors to

FAMILY ROOM

3.57m x 3.04m (11'8" x 9'11")

To the rear of the house with timber flooring, marble fireplace fitted with a coal effect gas fire, access to Hot Press.

LOBBY

1.69m x 2.4m (5'6" x 7'10")

With wall mounted boiler, door to enclosed covered area and access to:

KITCHEN/BREAKFAST ROOM

2.5m x 4.26m (8'2" x 13'11")

With ample room to dine, dual aspect overlooking rear garden, L-shaped floor and wall mounted timber units and extractor canopy.





BEDROOM 1

3.76m x 3.96m max (12'4" x 12'11" max)

This is a generous double room overlooking the front with access to under stairs storage.

BEDROOM 2

3.56m x 2.7m (11'8" x 8'10")

This is a double room to the front with built in wardrobe.

BEDROOM 3

2.37m x 3.01m (7'9" x 9'10")

This is a single room with built in wardrobe.

SHOWER ROOM

Modern contemporary style fully tiled with corner shower and screen with Triton electric shower, vanity w.h.b. and w.c.

FIRST FLOOR

BEDROOM 4/ATTIC ROOM

4.18m x 4.32m max (13'8" x 14'2" max)

Well-proportioned dormer style double room to the rear with good ceiling height and access to under eaves attic space.

Garden

To the front the walled front garden provides generous off street parking for several cars, access to garage 2.7m x 4.9m (9' x 16') with perimeter hedging and curved flower bed with a selection of herbaceous plants and bulbs. To the rear is the real gem, a south facing walled rear garden 10.7m x 13m (34ft x 42ft) approx. with raised lawn area, trellis clad walls with patio area, shrubs, garden shed and outdoor tap. The rear garden is accessed via covered area (with w.c.) adjoining Garage.

View

By appointment with Beirne & Wise t: 01 296 2444

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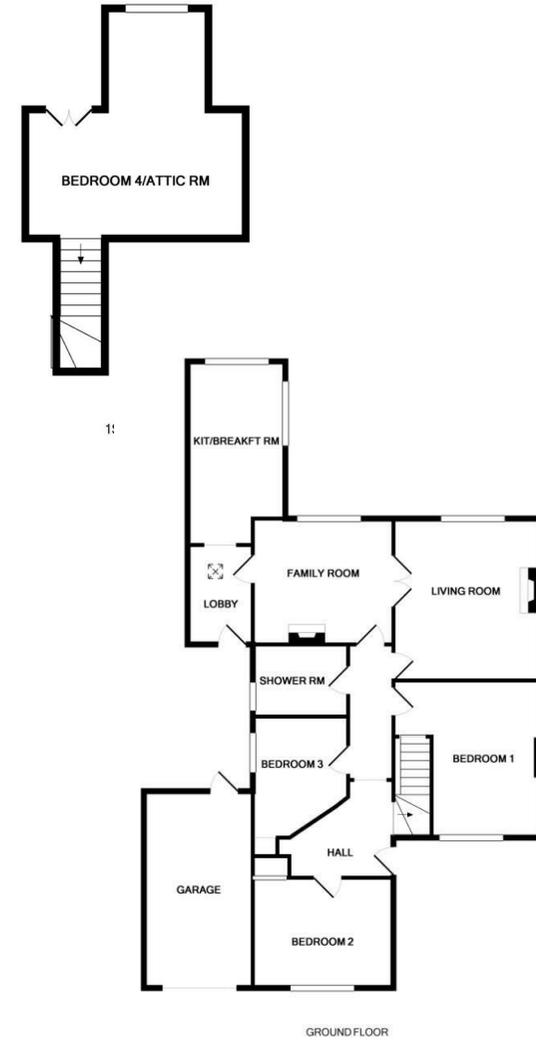
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