



7 Meadow Park, Churchtown, Dublin 14, D14X258

Beirne
& Wise

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For Sale By Private Treaty

This is a tastefully presented, refurbished B3-rated detached home, ideally suited to modern family living. It offers a lovely balance of bright and well-proportioned accommodation over two levels. Presented in true move-in ready condition, the generous accommodation comprises an entrance hall, a large living/dining room, a fully fitted kitchen, a versatile family room ideal as a home office, and bedroom four on the ground floor. On the first floor there are three bedrooms and a contemporary family bathroom. There is further scope to extend to the side or rear should one desire subject to planning.

There are many lovely features within the home such as extensive wooden flooring, a premium multi-fuel stove in the living room, a large deck to the rear and a private garden that is not overlooked. A standout feature of this elevated site is the wonderful skyline views across Dublin, enjoyed from both the house and the rear garden. The generous gardens have ample off-street parking to the front with a lawn and border planting. There is dual side access leading to the large private rear garden mainly in lawn. A raised deck off the kitchen provides a perfect outdoor space for entertaining and al fresco dining, making the most of the views and evening light. It further benefits from a strong BER rating of B3.

Located just off Beaumont Avenue, No. 7 offers exceptional convenience for a busy family lifestyle. It is within walking distance of the LUAS, excellent local shopping at both Churchtown and the much-acclaimed Dundrum Town Centre and its associated leisure facilities. There is a wide selection of primary and secondary schools nearby and the parklands of Marley and St Enda's are just minutes away, as is the wonderful Overend Airfield Estate. There is also a selection of bus routes to UCD, the Airport and beyond, and the M50 is easily accessible.



Special Features

- 118 sq m approx.
- GFCH
- Large deck overlooking rear garden with Dublin skyline views
- Large gardens front and rear
- Excellent interior condition - move-in ready
- Generous off-street parking and dual side access

View

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





Accommodation

ENTRANCE HALL

A welcoming hall with access to main rooms and under stairs storage.

LIVING/DINING ROOM

6.39m x 5.30m MAX

This is a bright and spacious room with a feature solid fuel stove, dual aspect windows, recessed lighting and a bay window in the dining area.

KITCHEN

3.30m x 3.30m

A bright, fully fitted kitchen with wall and floor units, plumbed for both dishwasher and washing machine. There is an electric oven, hob and extractor fan, an integrated fridge freezer and a tiled floor. Double doors open onto the raised deck with lovely views over the garden and across Dublin. The family room/office is accessed from here.

FAMILY ROOM/OFFICE

4.03m x 2.14m

A versatile room with dual aspect windows, ideal as a home office, playroom or additional bedroom, with hardwood flooring.

BEDROOM FOUR

3.33m x 3.26m

A good double room to the rear of the house with built-in wardrobes and hardwood flooring.

FIRST FLOOR

BEDROOM ONE

5.13m x 3.25m

An impressive master bedroom with a large picture window capturing the elevated views over Dublin and the rear garden. It features extensive modern fitted wardrobes incorporating a vanity desk, drawers and shelving.

BEDROOM TWO

3.42m x 2.93m MAX

A bright double room to the front of the house with built-in wardrobes and a vanity unit.

BEDROOM THREE

2.93m x 2.77m MAX

A bright double room to the front elevation with a built-in wardrobe.



BATHROOM

A contemporary bathroom with a recessed bath with overhead drench shower, recessed shelf, built-in vanity sink unit and wc with a mirrored wall cabinet. Fully tiled walls and floor with a heated towel rail.

GARDEN

To the front there is generous off-street parking with border beds for planting. To the rear is a lovely private garden (approx. 55 ft), laid in lawn with a large raised deck area that takes full advantage of the elevated position and impressive Dublin skyline views, offering excellent privacy. There is dual side access.

BER

NUMBER 103132874

OUTPUT 148.15 kWh/m²/yr.



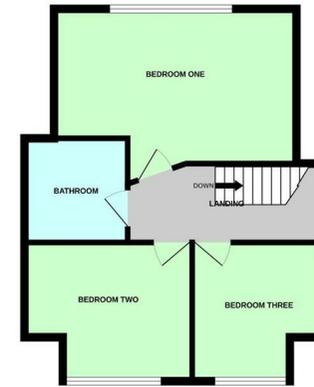






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1ST FLOOR



GROUND FLOOR



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