



13 Meadow Park
Churchtown
Dublin 14

13 Meadow Park is a spacious 5 bedroom semi detached house which has been extended to suit family living with drive in to front and a large mature back garden. The accommodation comprises entrance hall, with guest w.c., living room with archway to breakfast room, folding doors to dining room, with patio doors to back garden. Separate modern fitted kitchen with folding doors to raised patio and mature garden. Upstairs are three bedrooms, bathroom with shower, w.c. and w.h.b. The property is situated off Beaumont Avenue and is just minutes to Churchtown Village, Dundrum Town Centre and Dundrum Village. Churchtown is well serviced by public transport, Luas and a wide selection of schools including Taney National School, Holy Cross, Scoil Naithi, De La Salle, Notre Dame, Mount Anville, Alexandra College and Wesley College.

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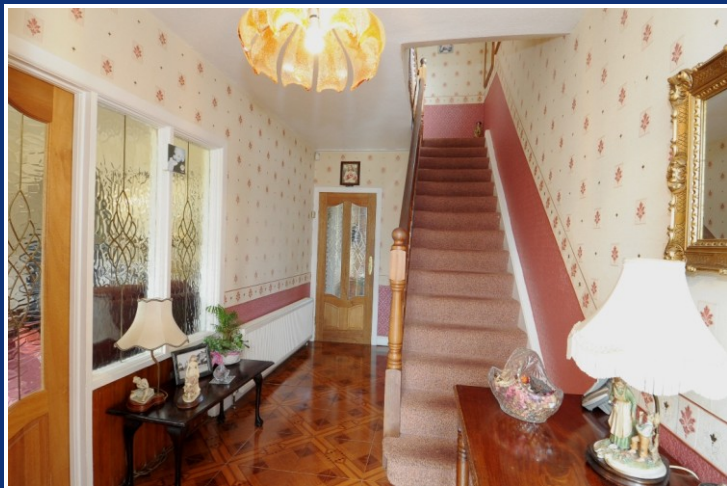
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Churchtown Road Upper, Dublin 14

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- Entrance Hall 20'0" x 7'3" With guest w.c. and w.h.b.
- Living room 12'5" x 11'6" with gas fireplace and archway to breakfast room.
- Breakfast room 10'0 x 9 with folding doors to dining room.
- Dining room 11'6" x 9'8" with folding doors to patio
- Bedroom 4 15'10" x 7'8" with shower, w.c. and w.h.b. en suite.
- Bedroom 5 11'5" x 10"



- Kitchen 12'9" x 9'10" With modern fitted units, tiled floor, doors to raised patio and mature back garden.
- Bedroom 1 12'4" x 9'8" with built in wardrobes.
- Bedroom 2 11'8" x 10'0" with built in wardrobes.
- Bathroom 3 9'3" x 7'10" with built in wardrobes.
- Bathroom 7'0" x 5'4" with bath, electric shower, w.c. and w.h.b.





Some Features

- Minutes walk to Dundrum Village
- Spacious accommodation
- Gas central heating
- Large patio area
- Private mature back garden
- Bedroom en suite
- Off street parking
- Double glazed PVC windows.

Floor Area: c.1,480 sq.ft. (c.146 sq.m.)

Viewing: By appointment only.

B.E.R. F

B.E.R. No. 106903859

EPI: 409.75 kWh/m²/yr

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

Asking Price: Region €545,000

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