

**FOR SALE**

BY PRIVATE TREATY

90 Mountain View Park  
Churchtown  
Dublin 14  
D14PH68



Three Bedroom Mid Terrace  
c.90sq.m / 969 sq.ft



**Price: €399,000**

[raycooke.ie](http://raycooke.ie)

PSR Licence Number 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this magnificent three bedroom terraced family home, with the benefit of side access, to the market on Mountain View Park, Churchtown. This exceedingly popular and ever sought after location finds itself within arm's reach of a wealth of local amenities including Nutgrove & Dundrum Shopping Centres, a choice of esteemed primary & secondary schools, and a selection of sports & leisure facilities. On a transport note you will find a host of bus routes servicing Dublin City Centre on your doorstep and both the M50 motorway and Dundrum Luas are only minutes away. Internal living accommodation of c. 90 sqm comprises of entrance hallway with access to downstairs WC, lounge, kitchen, extended living/dining room, three bedrooms and master ensuite. The front of the property admires peaceful surroundings with minimal passing traffic and offers off street parking for one car. The breath-taking rear "secret garden" is c. 120 ft in length and is further enhanced by a sunny southwest facing orientation pulling sunshine into the rear all day long. A prime proposition for any first time buyer or growing family looking to up-scale.

## FEATURES

- c. 90 sqm
- BER D2
- Double glazed windows
- Oil Fired Central Heating
- Upgraded kitchen
- Upgraded fully tiled bathroom
- Huge potential to further extend SPP
- Extended rear living/dining room
- Three generous bedrooms
- Peaceful cul de sac
- Off street parking
- Breath-taking rear garden c. 120 ft long
- Sunny southwest facing rear aspect
- Mature and highly sought after location
- Nutgrove & Dundrum Shopping Centres within arm's reach
- M50 motorway & Dundrum Luas Stop within minutes
- Ideal starter home
- Prime for any growing family trading up
- Viewing highly advised



## ACCOMMODATION

### ENTRANCE HALLWAY

11'9"x 5'2" (3.64m x 1.61m)

Tiled floors, carpet stairs and landing, doors to w.c. and lounge

### WC

5'9"x 4'9" (1.8m x 1.5m)

Fully tiled, wc, whb

### LOUNGE

21'8"x 14'6" (6.66m x 4.46m)

Laminate flooring, access to kitchen, freshly painted, feature fireplace

### DINING ROOM

10'3"x 9'7" (3.14m x 2.97m)

Laminate floors, double doors to rear garden, freshly painted

### KITCHEN

6'2"x 14'7" (1.9m x 4.5m)

Tiled floor, tiled splashback, floor and eye level units, breakfast bar

### BEDROOM 1

15'7"x 10'5" (4.8m x 2.7m)

Laminate flooring, door to ensuite, double glazed windows

### ENSUITE

4'9"x 6'7" (1.5m x 2.05m)

Hard wood floor, wc, whb, shower cubicle with Triton shower

### BEDROOM 2

9'8"x 11'1" (3m x 3.4m)

Laminate floor, double glazed windows, top quality curtains and blinds

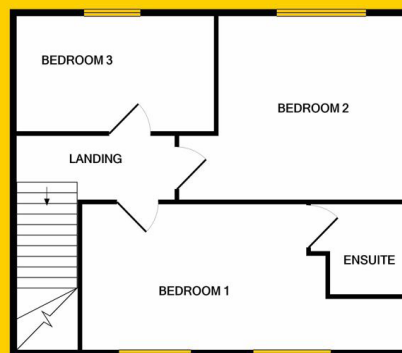
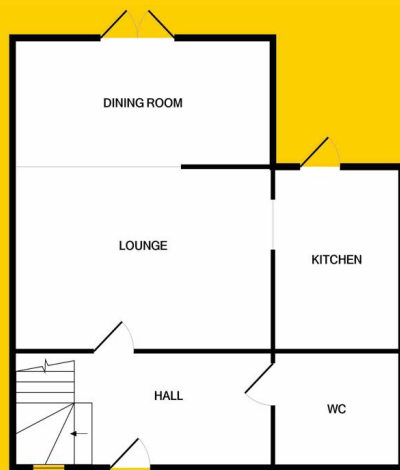
### BEDROOM 3

8'2"x 8'5" (2.5m x 2.6m)

Laminate flooring, double glazed windows



## FLOOR PLAN



## VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

## NEGOTIATOR

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

Alternatively you can send an email to [eoin.keogh@raycooke.ie](mailto:eoin.keogh@raycooke.ie) and we will contact you.



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