



76 Mountain View Park, Churchtown, Dublin 14, D14C7P8

Beirne
& Wise

76 Mountain View Park, Churchtown, Dublin 14, D14C7P8

No. 76 is a deceptively spacious, mid terraced residence with off street parking and a south facing rear garden. It is set in this mature residential location in Churchtown. The property has been extended and refurbished throughout, and it now presents as a stylish home ready for immediate occupation. Excellent design, attention to detail, coupled with high specification materials and workmanship and a bespoke fit out with more than a touch of imagination and creativity set this home apart from the rest.

The house has been rewired, re-plumbed, and retrofitted (walls and attic have been insulated and boiler and heating controls upgraded) to a C1 energy rating. Special features include Mobalpa kitchen, the solid walnut flooring downstairs, modern bathrooms, and the internal opaque glass doors upstairs. There are front and rear gardens, and a shared entrance leads to the rear garden.

No. 76 will appeal to a wide range of buyers looking to purchase in a well-established neighbourhood. The accommodation extends to 85sq.m/915sq.ft approximately; it comprises of an entrance porch, spacious open plan living/dining/family room, bathroom and a kitchen downstairs. Upstairs there are three bedrooms and a bathroom. There is access to the attic via a pull down ladder.

The location is one of great convenience, close to all the amenities of Churchtown and Nutgrove including the Nutgrove S.C., Nutgrove Retail Park, Dundrum Town Centre, St Enda's Park, Marlay Park and a good selection of established junior and senior schools close by. Transport links are excellent, with the LUAS at Windy Arbour or Dundrum only a short distance away. The M50 is easily accessible and there are several bus routes.

Features

- Excellent decorative condition throughout
- South facing rear garden
- On street parking
- Spacious well utilised space of 85 sq.m (915 sq.ft) approx.
- Close to shopping centres and local amenities
- GFCH

View

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







Accommodation

ENTRANCE PORCH

2.3m x 1.26m

A light filled welcoming porch with dual windows and tiled floor. This leads to the spacious living/dining/family space

LIVING ROOM

6.14m x 3.6m

This is a generous bright reception area; with solid walnut flooring, wall lighting, and a distinctive granite and limestone fireplace with natural fire. There is ample space to include a home office zone, and there is access to the under stairs storage

DINING/FAMILY ROOM

3.89m x 2.89m

The solid walnut floor continues through here, it boasts a pitched ceiling with large skylight window and recessed lights, attractive wall shelves, and large double glass doors opening out to the rear garden

KITCHEN

4.27m x 1.91m

A Mobalpa fitted kitchen presented in grey tones; it is a stylish and functional kitchen with every modern convenience. It features a range of grey wall and floor mounted units with complimentary counter tops, and tiled splashback. There is an integrated gas hob, oven, dishwasher, washing machine, and an overhead extractor fan. There is a door leading out to the rear garden

BATHROOM

2.47m x 1.76m

Tastefully presented, this is fully tiled with a w.c., w.h.b. with mirror overhead, chrome heated towel rail, and a walk in shower unit with chrome shower fittings

UPSTAIRS

LANDING

With access to the attic via a pull down ladder

BEDROOM ONE

3.41m x 3.31m

This is the principal bedroom with a view to the rear garden; it is a generous double room with laminate wooden floor, book shelves and double fitted wardrobes with mirrored sliding doors

BEDROOM TWO

3.67m x 2.47m

This is another double bedroom to the front aspect, with laminate wooden floor

BEDROOM THREE

2.43m x 2.32m

A generous single bedroom to the rear, with laminate wooden floor



BATHROOM

2.25m x 1.7m

The bathroom is tastefully tiled throughout, the white sanitary suite comprises of a bath with chrome shower attachment, a w.h.b., and a w.c. There is a chrome heated towel rail, wall mirror, and an overhead towel rack

GARDENS

There is both vehicular and pedestrian access to the property. There is an off street parking space to the front, and a paved path leads to the entrance of the house. A shared passage way leads to the rear garden. The rear has been designed to maximise on space and light; it enjoys the enviable southerly orientation, and features manicured lawn, outdoor lighting, raised granite beds with planting, a built in barbeque, and a seating area incorporating storage space. There is a block built storage shed

BER

Number 100774488

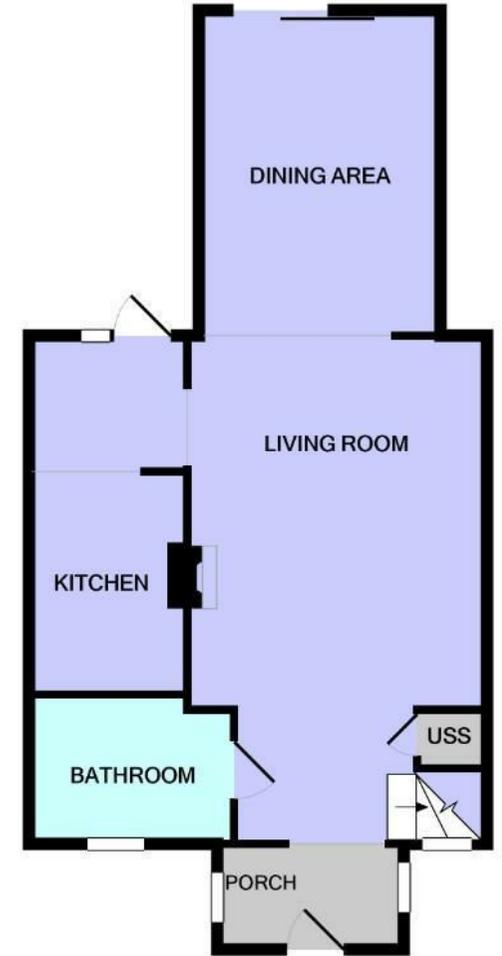
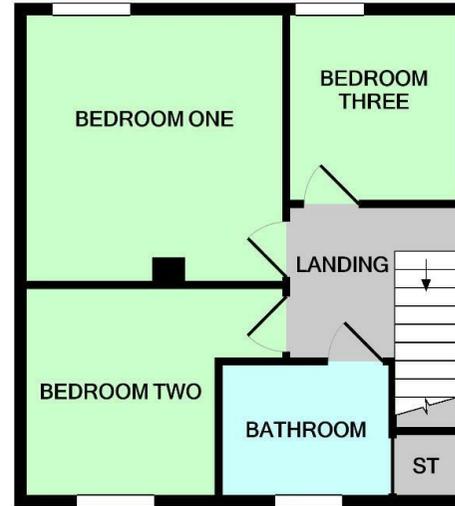
Output 167.7 kWh/m²/yr.

BER C1









**Beirne
& Wise**

Fields Corner, Upper Churchtown Road, Churchtown,
Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.