



8 MEADOW PARK

OFF BARTON ROAD EAST,
CHURCHTOWN, DUBLIN 14

3 bedroom semi detached bungalow
c.80sq.m. / c.860sq.ft. Large Rear Garden, Excellent Location

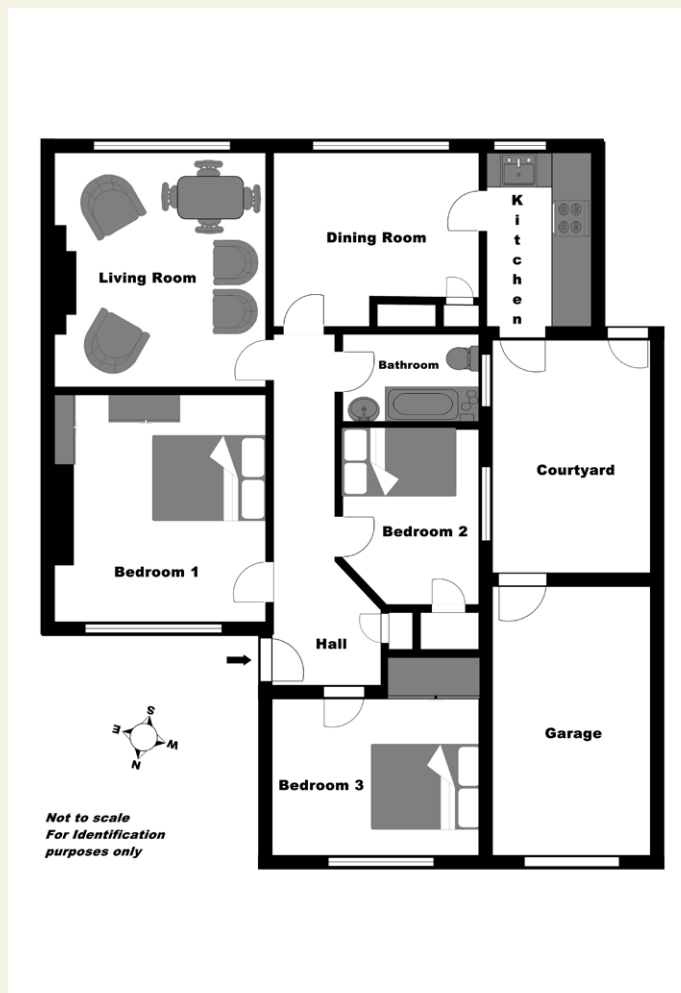


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Property

Finnegan Menton are delighted to present this 3 bedroom semi-detached bungalow with garage. This family home extends to c.80 sq.m. / 860 sq.ft. and has a car garage with c.12 sq.m. / 135 sq.ft. of further space, to the rear of the house there is a direct south facing rear garden which is large and has the potential for a kitchen extension subject to Planning Permission. There are high ceilings throughout the house and it also benefits from a large attic space with Stira folding stairs. Executor sale.

Location

8 Meadow Park is in the heart of Churchtown, just off Barton Road East and beside local shops and only 10 minutes walk to Dundrum Town Centre and Nutgrove Shopping Centre and with easy access to the City Centre and M50 road network.

Floor Area: c.80sq.m. / 860sq.ft.
Garage: additional c.12sq.m. / 135sq.ft.

Hall

c.6.13m x 1.05m

Eircom Phone Watch alarm panel, cloakroom.

Living Room

c.3.77m x 4.10m

Open fireplace, good square shaped room with alcoves either side of the fireplace.

Dining Room

c.3.54m x 3.0m

Open fireplace, small serving hatch from the kitchen, hotpress beside the fireplace, telephone point.

Kitchen

c.3.0m x 1.7m

Cream coloured fitted kitchen units with sink and counter with presses and under counter storage, wall tiling, back door to garage area and garden.

Bedroom 1

c.3.05m x 2.36m

Single bedroom, wardrobe.

Bedroom 2

c.3.05m x 2.36m

Single bedroom, wardrobe.

Bedroom 3

c.3.56m x 2.71m

Double bedroom, fitted wardrobe.

Bathroom

c.2.35m x 1.49m

Cream coloured bathroom suite comprising WC, whb, bath, wall and floor tiled.

Outside

South facing garden, garage, cobblelocked driveway with ample parking.

Heating

Oil fired central heating system.





Features

- South facing rear garden.
- Car garage c.12 sq.m.
- Big attic that is floored.
- Courtyard area between garage & kitchen.
- Large cobblelocked driveway.
- High ceiling throughout.
- Beside shops in Churchtown.

- 10 mins to Dundrum Town Centre and Nutgrove Shopping Centre.
- Elegant road with lots of Street parking.
- Driveway will also fit 4 cars comfortably.
- Décor needs modernisation so it's a blank canvas.
- Monitored alarm system.
- Lots of potential with attic, garage and big garden.
- Large rear garden c.10 m. wide x c.13.5 m. deep.



Directions

8 Meadow Park is just off Barton Road East, from Dundrum Village turn right off Barton Road East, Meadow Park is immediate left turn at the pharmacy and shops in Churchtown.

BER

B.E.R.: F 397.36kWh/m2/yr
B.E.R. Number: 106862055

Price

On Application.

Viewing

By appointment with Glenn Burrell, Finnegan Menton Ltd on 01 614 7900 or gburrell@finnegamenton.ie



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