



40 Meadow Park, Churchtown, Dublin 14, D14K1W7

Beirne
& Wise

40 Meadow Park, Churchtown, Dublin 14, D14K1W7

For Sale By Private Treaty

This is a smart three-bedroom semi-detached home with a lovely south facing rear garden with a covered pedestrian side entrance. The accommodation is bright and well-proportioned, split over two levels comprising: Porch, hall, living room interconnecting to the dining room, kitchen and three bedrooms and shower room at first floor level. This has been a well-maintained family home and it offers great scope for an attic conversion with the full height gable wall or to extend to the rear and/or side (subject to planning permission), should one desire.

There are generous grounds to the front and rear with off street parking to the front with a paved driveway. The extra wide side access leads to the lovely south facing rear garden which is walled with some border planting and patios.

The location can only be described as one of great convenience, within a stroll of excellent local shopping at Nutgrove, Churchtown and Dundrum Town Centre and all its associated leisure facilities. This is a family friendly area with a selection of primary and secondary schools nearby as well as a several bus routes providing easy access to the city and beyond. The DLR Leisure Centre at Meadowbrook is just minutes away as are the parks at Loreto, Marley and St. Enda's. Access to the M50 is just a short drive away.



Special Features

- Floor area 90 sq. m. approx.
- Contemporary shower room
- Potential to extend subject to necessary P.P.
- South facing rear garden 16m long x 7.5m wide approx.
- Excellent location adjacent to schools and shopping facilities
- OFCH

View

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





Accommodation

PORCH

With sliding door and tiled floor

HALL

Bright and spacious with attractive staircase.

LIVING ROOM

3.62m x 3.49m

A large bright room with wall lighting points and double doors interconnect to.

DINING ROOM

4.15m x 3.33m

With ample room to dine, with sliding patio doors to sunny rear garden. Feature arch way to.

KITCHEN

3.23m x 2.25m

With floor and wall mounted units with built-in double oven, hob with extractor unit. Plumbing is provided for both a washing machine and dishwasher. The understairs storage is open to the kitchen and there is access to enclosed side entrance.

FIRST FLOOR

LANDING

With side window and access to hot press and access to the attic.

BEDROOM ONE

4.16m x 3.58m max.

This is a generous double room to the rear overlooking the garden with mirrored slide robes.

BEDROOM TWO

3.48m x 3.57m max.

This also is a generous double room to the front with built in wardrobes and presses.

BEDROOM THREE

2.64m x 2.41m

This is a generous single room to the front.

SHOWER ROOM

Contemporary, fully tiled wet room style with suite comprising w.c., w.h.b with overhead mirrored cabinet and vanity light, walk-in shower area with screen, electric shower unit and extract fan.



GARDENS

The front garden is paved providing excellent off-street parking. The covered side entrance leads to the 16m long south facing walled rear garden. The easily maintained rear garden is mostly paved with wide perimeter flower beds on the perimeter. The OFCH boiler and oil tank is in the garden.

BER

Number: 115476426

Output: 270.23 kWh/m²/yr







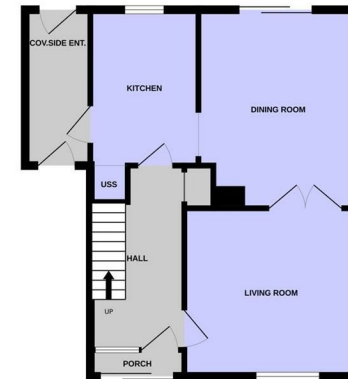


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1ST FLOOR



GROUND FLOOR



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