



FEATURES:

- Stunning Private Rear Garden
- Churchtown Village just a short stroll away
- OFCH
- 4 good size bedrooms
- Outdoor WC
- 1460 sq ft - 136 sqm
- Located in a quiet cul de sac



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Viewing: **By prior appointment**
Negotiator: **Siobhan Lynam MRICS**

9 Milltown Grove, Churchtown, Dublin 14
For Sale By Private Treaty
Asking Price €525,000



Lynam Auctioneers are delighted to bring this spacious 4 bedroom property to the market. Tucked away in this quiet cul de sac, this family home boasts a massive rear garden, which is completed with mature trees, hedging and shrubbery making this property extremely private.

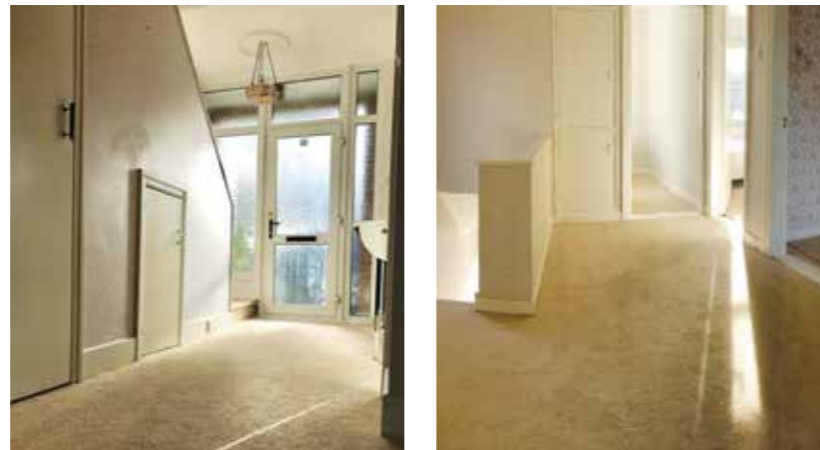
The property is located close to a wide range of primary and secondary schools, parade of local shops just 2 minutes walk away, Milltown Golf Club, bus routes etc. Dundrum Town centre, the M50 and city centre are within easy reach.

The property consists of a spacious hallway with under stairs cloakroom, living room to the front of the property, large family room to the rear, with guest wc, patio door leading to stunning large rear garden, the dining room overlooks the rear garden.

ACCOMODATION

Hallway

Welcoming hallway with under stairs storage, carpeted.



Living Room

Located to the front of the property, carpeted with open fireplace.



Family Room

Located at the rear of the property, with solid timber flooring, patio door leading to the stunning rear garden.

Guest WC/ Wetroom

Tiled floor, with shower, wash hand basin and toilet.



Dining Room 3.02m x 3.77m

Located at the rear of the property overlooking the rear garden, access to the kitchen.

Kitchen:

Located at the rear of the property, overlooking the rear garden, doorway leading out to side of garden.

UPSTAIRS

Spacious landing with carpet.



Bedroom 1

Located to the rear of the property, carpeted.

Bedroom 2

Located to the front of the property, large double bedroom.

Bedroom 3

Large double bedroom. carpeted.

Bedroom 4

Double bedroom, with built in wardrobe.

