



# 119 Meadow Vale, Blackrock, County Dublin A94C4E0

c.143 sq m / 1,539 sq ft

## DNG Dun Laoghaire

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## Negotiator:

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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DNG are proud to launch this delightful and most spacious, 4 bedroom semi detached family home to the market. Set in a cul de sac of this mature residential location, no 119 Meadow Vale is an ideal family home being minutes drive from an excellent selection of South Dublin’s finest junior and senior schools. The property is also within close proximity of all that Blackrock, Deansgrange, Cabinteely & Cornelscourt have to offer, the M50 & N11 road networks and an abundance of leisure and recreational facilities to include Meadow Vale Tennis Club, football etc close by.

The generously proportioned and recently refurbished accommodation extends to c. 1,539 sq ft and comprises entrance porch, entrance hall, living room, kitchen, family room/play room, sunroom and upstairs there are 4 large bedrooms and family bathroom. This property further benefits from ample off street parking to the front and a large private, south west facing rear garden with block built shed and an extra wide side passage.

## Accommodation

Entrance Porch: 1.83m x 0.90m

Entrance Hall: 3.97m x 1.97m  
Bright entrance hall with wooden floor, understairs storage and doors leading to...

Livingroom: 3.41m x 8.02m  
Large room with Limestone fireplace with open fire, carpet and door to...

Kitchen: 4.70m x 3.04m  
Bright room with ample eye and base level cream wooden units, integrated oven & hob, plumbed for washing machine, plumbed for dishwasher, door to side passage

Sunroom: 3.69m x 3.43m  
Bright room with tiled floor, high ceiling, 2 velux windows, double doors to the garden and double doors to the livingroom

Familyroom/ Playroom: 4.78m x 2.38m  
Bright room with built-in bookshelves, carpet

Landing: 3.38m x 1.97m  
Landing with hotpress and doors leading to...

Bedroom 1: 4.58m x 2.74m  
Large double bedroom overlooking the front of the property with wooden floor

Bedroom 2: 3.79m x 3.47m  
Large double bedroom overlooking the front of the property with wooden floor, wall to wall built-in wardrobes and vanity unit

Bedroom 3: 4.61m x 2.50m  
Large double bedroom overlooking the rear garden with wooden floor

Bedroom 4: 4.02m x 3.44m  
Large double bedroom overlooking the rear garden with carpet

Bathroom: 1.94m x 1.65m  
Bathroom with wc, whb, bath with Mira electric shower over, wall & floor tiles, attic access

BER: E2  
BER No. 112199351  
Energy Performance Indicator:372.99 kWh/m²/yr



## Features

- Ideal family home in convenient, cul de sac location
- Excellent spacious accommodation extending to c 1,539 sq ft
- Recently refurbished throughout
- Private, south west facing rear garden
- Extra wide side passage
- Oil Fired Central Heating
- Double Glazing throughout
- Mature residential location
- Close to all amenities
- 4 Large double bedrooms
- Close to excellent public transport links
- Close to selection of restaurants in Deansgrange
- Close to Dunnes Stores Cornelscourt
- Surrounded by a choice of junior & senior schools
- Phonewatch Alarm system
- Block built garden shed
- Terrific sunroom overlooking the garden

## View By Appointment

