

FEATURES:

- GFCH
- Property was recently updated by current owners - attic insulated , re plumbed, rewired, new heating system with glo worm boiler, new hard wood timber flooring throughout living accommodation and insulation added to garage conversion.
- Newly fitted kitchen.
- Stira access to insulated attic with light
- New uPVC windows and high end solid wood door and frame.
- stunning family home, with large rear garden
- Approx 133 sq.m / 1,432 sq.ft. including WC off Kitchen
- Alarm



5 Farmhill Road, Goatstown, Dublin 14
Email: info@lynam.ie Tel: 01 – 296 5374
Mob: 087 273 7812
www.lynam.ie

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

112 Meadow Grove, Dundrum, Dublin 14
For Sale By Private Treaty
Asking Price €585,000



Lynam auctioneers are delighted to bring this superb family home to the market. 112 Meadow Grove represents a fantastic opportunity to acquire a substantial three bed family home with immense potential just a short stroll to Dundrum Village, Dundrum Town Centre and the Luas.

This property has been extended to the side and the rear and further benefits from a large 29m / 90ft approx. long and regular shaped rear garden with great opportunity to further extend subject to acquiring the necessary planning permission.

ACCOMODATION

The accommodation briefly comprises of; on ground floor level an entrance porch, a large entrance hallway with under stairs storage, living room, dining room, kitchen and a family room. The garage has been converted. The current owners used this room as a 4th bedroom but it would also be ideal as a study or play room. During conversion insulation was added. Access to the garden is off the kitchen and this also leads to a WC and wash room.

Upstairs there are three, well proportioned, and bright



bedrooms, a spacious bathroom with a large corner bath and electric shower. The landing is spacious and offers access to an insulated attic complete with light and benefits from Stira access. An unrivalled feature of this property is the exceptionally large garden which is ideal for young children to play.

112 Meadow Grove is located within easy access to a vast range of amenities... Dundrum Town Centre & Dundrum village just a short stroll away.... 2/3 minutes away there is a parade of local



shops – including a convenience store, pharmacy, hairdressers and launderette. The neighbourhood is serviced by many major bus routes. The LUAS is just a 7 minute walk away. The property is also located within easy access of the M50. There is an excellent choice of schools close by including Saint Attracta's National School, Ardtونا House School, Notre Dame, De La Salle and Mount Anville as well as a wide choice of recreational amenities including Meadowbrook Leisure Centre and Swimming Pool, Airfield, Marley Park.

