



127 Meadow Mount, Churchtown, Dublin 14

Beirne
& Wise

For Sale By Private Treaty

Attention Property Developers and Building Contractors.

No. 127 is an impressive 1960's four bedroom semi-detached residence on a large secluded corner site of approximately 1,284 sq. (13,820 sq. ft.) with excellent road frontage of 42m (138ft) approximately. There is obvious development potential here, subject to planning permission whilst maintaining the integrity of the original existing dwelling with converted garage and extended living room and without compromising the wonderful 43m long (max. dim) (141ft) westerly rear garden. The existing house has been well maintained over the years but would benefit from modernisation to appeal to a new generation of family home owners.

Located off Barton Road East in this mature quiet enclave, this is a much sought after residential location with a wealth of amenities and facilities at hand. The much acclaimed Dundrum Town Centre and Nutgrove Shopping Centre are at hand. There is an excellent choice of schools and leisure facilities within walking distance, not forgetting a wider range of amenities in the greater Churchtown/ Dundrum area. New by-pass roads make the M50 highly accessible while the LUAS and good bus routes make light work of the short commute to the city and beyond.

The Accommodation comprises: Entrance Hall, Sitting Room, Living/Dining Room, Kitchen/Breakfast Room, Family Room, with adjoining Annexe Rooms with a Utility Room and Shower Room at Ground Floor Level. Upstairs there are four Bedrooms and a family Bathroom.

Special Features

- Large Corner site of 1,284 sq. m. (13,820 sq. ft.) 0.317 acres approx. with development potential
- Excellent road frontage of 42m (138 ft.) approx.
- Secluded rear gardens with a south westerly aspect 43m long max. (141ft.) approx.
- Floor Area: 165 sq. m. (1,776 sq. ft.) approx.
- GFCH

Accommodation

ENTRANCE HALL

This is a spacious hallway with coved ceiling and access to under stairs storage.

SITTING ROOM

3.82m x 3.61m (12'6" x 11'10")

Overlooking front garden, with coved ceiling and open fireplace with tiled surround.

LIVING/DINING ROOM

3.82m x 6.67m (12'6" x 21'10")

Large extended room with pitched lean to tiled roof, dual aspect to rear and side gardens and a marble fireplace fitted with coal effect gas fire.

KITCHEN/BREAKFAST ROOM

4.92m x 2.85m (16'1" x 9'4")

Ample room to dine and fitted with wall and floor fitted units with tiled splash back and access to Annexe Rooms.

FAMILY ROOM

2.62m x 4.2m (8'7" x 13'9")

This is the original Garage converted to provide a 3rd reception/multipurpose room.

SIDE ANNEXES

To the side there are two good interconnecting rooms, a utility room and shower room in need of repair and modernisation.





LANDING

Spacious landing with access to Hot Press and attic space.

BEDROOM 1

3.6m x 3.86m (11'9" x 12'7")

This is the principal bedroom to the rear with coved ceilings, and built in wardrobes.

BEDROOM 2

3.6m x 3.66m (11'9" x 12'0")

This is a double room to the front with coved ceilings and built in wardrobes.

BEDROOM 3

2.7m x 2.49m (8'10" x 8'2")

Single room to front with built in press.

BEDROOM 4

2.72m x 2.83m (8'11" x 9'3")

Generous single room/ small double room to the front.

BATHROOM

Partially tiled with bath, w.c. and w.h.b.

Garden

An impressive corner site of 1.284 sq. m. (13,820) sq. ft. with walled, wrap around front and side gardens with perimeter hedging, extensive lawn area, mature specimen trees, and flower beds, with generous off street parking. A feature arched pedestrian side entrance leads to the secluded rear gardens with a wonderful sunny westerly aspect approx. - 43m. long max. approx. (141ft.) with expansive lawns and mature trees giving tremendous privacy. There is also a workshop adjacent to the boundary of the disused ESB substation.

View

By appointment with Beirne & Wise t: 01 296 2444

BER



BER No. 108739186

Output. 410.47 kWh/m²/yr.





GROUND FLOOR



1ST FLOOR

Beirne
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