



10 Milltown Grove, Churchtown, Dublin 14. D14EA06

Beirne
& Wise



For Sale By Private Treaty

No. 10 Milltown Grove a spacious four bedroom residence with integral garage, ideally positioned in a quiet cul de sac just off the Braemor Road. Built in the 1950's, this home has a wonderful sense of space with a floor area of 138 sq.m. approx. including the integral garage. The spacious accommodation comprises of an entrance hall, two interconnecting reception rooms, breakfast room, kitchen, laundry area, w.c. and a store at ground floor level. Upstairs, there are four good sized bedrooms, a family bathroom and a separate w.c. This four bedroom family home has much to offer with a wonderful balance of both living and bedroom accommodation, and offers great flexibility in terms of layout. There is potential to extend to the rear, or indeed convert the garage (subject to the relevant planning permission) should one desire. Viewing is highly recommended.

The location is one of great convenience with every possible amenity nearby; excellent local shopping on the doorstep as well as choice of coffee shops/ eateries in Churchtown, with Rathgar, Nutgrove and the Dundrum Town Centre all close by. It is an easy walk to the LUAS and there is good access to the M50 as well as several bus routes to town and beyond. The location will meet all your essential day to day shopping needs with a selection of supermarkets, specialty shops, eateries and coffee shops. The wonderful historic Rathfarnham Castle and parklands are perfect for family life with an impressive children's playground, not forgetting the Dodder linear walk providing access to both Bushy and Orwell parks. There is a selection of well-established primary and secondary schools nearby; St Mary's Boys NS, Rathfarnham Educate Together NS, Loreto Grange Road NS, Our Lady's Terenure, Terenure College, Loreto Beaufort, Stratford College and The High School to mention but a few. There are a choice of bus routes making the city and beyond an easy commute, as well as good access to the M50 motorway.

Special Features

- Excellent location near Churchtown Village
- Quiet cul de sac location
- Double glazed windows and doors
- Off-street parking
- Floor area 138 sq.m. approx. (incl. integral garage)
- GFCH

Accommodation

ENTRANCE HALL

A spacious hall with laminate timber flooring and access to the under stairs storage

LIVING ROOM

3.93m x 3.53m

With a large picture window to the front aspect, laminate timber flooring and an open tiled surround fireplace. Sliding doors interconnect to...

DINING ROOM

4.37m x 3.50m

This is a spacious multi-purpose room with laminate timber flooring with an open tiled fireplace.

BREAKFAST ROOM

2.83m x 2.98m

With ample room for dining, laminate flooring and built in open shelving, a door leads to the kitchen



KITCHEN

3.25m x 1.76m

A galley style kitchen with an array of shaker style floor and wall mounted units with a tiled splash back. It incorporates a stainless steel sink, and a free standing electric cooker with an overhead extractor fan. There is access to the garage

INTEGRAL GARAGE

With painted flooring, double garage doors, and the gas boiler is located here

LAUNDRY AREA

This is plumbed for a washing machine and has a water tap. There is access to the store room, a W.C. and the rear garden

FIRST FLOOR

LANDING

With a hot press and access to the attic

BEDROOM ONE

4.20m x 3.49m

This is a generous double room to the rear with laminate flooring and built- in wardrobe

BEDROOM TWO

3.67m x 3.53m

This is a generous double room to the front aspect with built-in wardrobe

BEDROOM THREE

2.73m x 2.60m

This is a spacious single/small double room overlooking the front garden

BEDROOM FOUR

3.16m x 2.08m

A single bedroom to front aspect

BATHROOM

With partially tiled walls, and the suite comprising of a bath with overhead shower, a vanity style w.h.b., and an overhead mirror. There is a separate w.c.

GARDENS

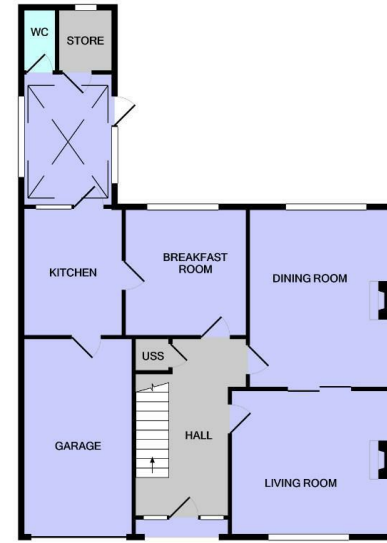
The walled and gated front garden provides off street parking, with a lawn area with perimeter hedging. The rear garden is predominantly laid out in lawn and is flanked by a selection of mature trees and shrubs

BER

Number: 102706801

Output: 186.16 kWh/m2/yr.





GROUND FLOOR



1ST FLOOR

**Beirne
& Wise**

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