



167 Meadow Grove, Dundrum, Dublin 16, D16FP95

Beirne
& Wise



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For Sale By Private Treaty

This is an appealing, four-bedroom semi-detached house with a spacious and flexible interior with a garage and side access to the side. Built in the 1960's, this extended family home has the much sought after south facing garden and offers bright well-proportioned accommodation over two levels. The house has been well maintained and upgraded in recent years with both the kitchen and dining room extended to the rear. There is still further potential (subject to P.P.) . It is further complimented by a large south facing rear garden with extensive patio.

Offering convenience to a family's daily living, Number 167 is located off the Dundrum end of Barton Road East, so is within easy walking distance of the LUAS, excellent local shopping in Dundrum Village and at the much-acclaimed Dundrum Town Centre and its associated leisure facilities. There is a wide selection of primary and secondary schools nearby and the parklands of Marlay and St Enda's are just minutes away as is the wonderful Overend Airfield Estate and Meadowbrook Leisure Centre. There is a selection of bus routes to the city, UCD and beyond and the M50 is very accessible.



Special Features

- Upgraded family home with modern facilities.
- Further potential to extend (subject to necessary P.P.).
- Side entrance leading to sheltered south facing rear garden.
- Floor area 115 sq. m. approx. excluding garage.
- GFCH
- Close to LUAS

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

ENTRANCE HALL

Welcoming hall with recessed downlighters attractive wide plank semi-solid timber flooring, access to understairs storage and

GUEST W. C.

With timber flooring, W.C., and pedestal mounted W.H.B.

LIVING ROOM

4.31m x 3.98m

Bright and airy with large picture window, recessed down lighters with timber flooring carried through from hall. A feature period style fireplace with cast iron horse- shoe shaped insert with polished granite heart provides a focal point for this comfortable room. Glazed doors interconnect to

DINING ROOM

5.18m x 3.98m max.

Extended room, with recessed downlighters, timber flooring and a second period style timber fireplace with slate style inset. This is a generously proportioned room - perfect for entertaining, overlooking the rear garden and access to

KITCHEN/BREAKFAST ROOM

5.02m x 2.56m

Dual aspect with contemporary Shaker style floor and wall mounted units with solid timber worktops with co-ordinated floor tiling, recessed downlighters, open shelving, with built-in ceramic hob, stainless steel extractor unit, built- in double oven and microwave. There is an integrated dishwasher and fridge/ freezer and it is plumbed for a washer/ dryer and door to garden.

GARAGE

5.09m x 2.66m

Dual aspect with contemporary Shaker style floor and wall mounted units with solid timber worktops with co-ordinated floor tiling, recessed downlighters, open shelving, with built-in ceramic hob, stainless steel extractor unit, built- in double oven and microwave. There is an integrated dishwasher and fridge/ freezer and it is plumbed for a washer/ dryer and door to garden.

With up and over door and access from rear garden -great for storage and potential to convert (subject to P.P.)

FIRST FLOOR

LANDING

Attractive carpeted staircase leads to landing with large side window and access to Hot Press and attic space accessed via Stira attic stairs.



BEDROOM ONE

4.38m x 3.29m

This is the principal bedroom – with timber flooring overlooking the front garden with twin windows and extensive built-in wardrobes.

BEDROOM TWO

3.29m x 3.18m

This is also a double to the rear with twin windows, with built-in wardrobes.

BEDROOM THREE

3.29m x 1.98m

Again, twin windows, this is a small double /spacious single to the rear.

BEDROOM FOUR

3.31m x 2.16 m

This is a small double with timber floors and twin windows overlooking front garden.

BATHROOM

Modern bathroom with floor tiling and partial wall tiling with bath complete with screen with thermostatic power shower, W.C., and pedestal mounted W.H.B.

GARDENS

To the front there is gravelled driveway providing generous off-street parking, with mature evergreen hedging giving privacy from passers-by. There is a side gate to the sun drenched, secluded south facing rear garden with extensive patio area and outdoor tap - ideal for Al Fresco as well as a generous lawn with side linear path, L-shaped raised flower beds with perimeter box hedging with hydrangeas and a selection tall trees and shrubs in the background.

BER

Number 116872847

Output 284.32 kWh/m2/yr.



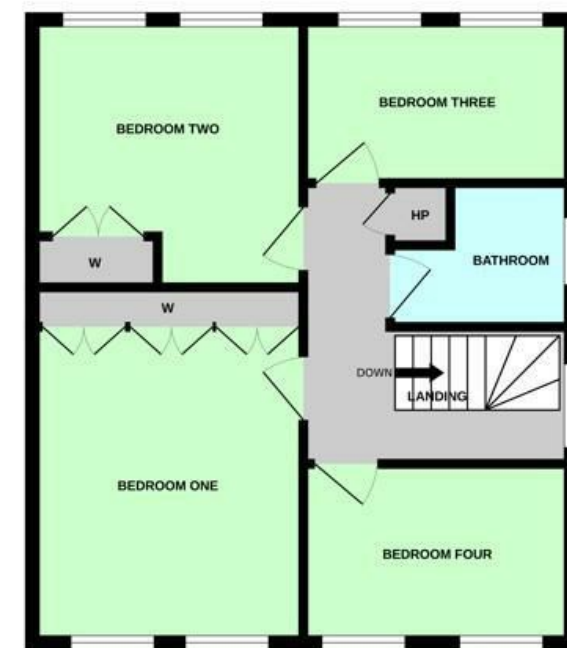




GROUND FLOOR



1ST FLOOR



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