



95 Meadow Grove, Dundrum, Dublin 16, D16NH92

Beirne  
& Wise



## 95 Meadow Grove, Dundrum, Dublin 16, D16NH92

For Sale By Private Treaty

View and appreciate this handsome extended, purpose built four-bedroom semi-detached home with the much sought after south facing garden. No 95 built circa 1970, has been carefully upgraded and modernized with a full external wrap around insulation and solar panels on the roof and now benefits from a strong BER rating of B. With modern kitchen and bathroom facilities and stylish internal oak doors throughout - the result is a perfect balance of old and new with well-proportioned light filled rooms, due to its large picture windows and good orientation. There is further potential to extend into the 22m long rear garden (subject to P.P.) if required.

Offering convenience to a family's daily living, Number 95 is well located, within walking distance of the LUAS, excellent local shopping in Churchtown, 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

- External wrap around insulation
- Updated and extended family home with modern facilities.
- Generous off street parking
- OFCH / Alarm.
- Roof mounted solar panels providing electrical power and hot water boost
- Triple glazed windows to the front of the house.
- 22m long approx. (max) south facing rear garden.
- Floor area 165 sq. m approx.

### View

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





## Accommodation

### OPEN PORCH

Sheltered open porch leading to

### HALL

Welcoming hall with coved ceiling, laminate flooring, and access to

### LIVING ROOM

4.30m x 3.64m

Overlooking the front garden with coved ceiling, an open fireplace with stone surround provides a focal point for this spacious room. Attractive oak glazed double doors lead to

### DINING ROOM

3.68m x 3.64m

With coved ceiling and built-in storage press with French doors to sheltered sunny patio and access to

### KITCHEN/ BREAKFAST ROOM

4.26m x 3.68m

Contemporary kitchen with an array of floor and wall mounted units with tiled splash back, incorporating an integrated fridge/ freezer, and dishwasher, a built-in ceramic hob with concealed extractor unit, built-in double oven, and microwave. There is ample room to dine with a large picture window overlooking the garden. Access to

### UTILITY ROOM

4.17m x 2.73m max.

Extended part of the house with pitched roof and side door from the front garden. This is a very adaptable space - could be combined with home office / playroom to suit a family's changing needs. There are floor mounted units, tiled flooring and it is also plumbed for a washing machine, and a sliding patio door leads to the rear garden.

### GUEST WC

Fully tiled with vanity style whb and wc, under stairs storage and side window.

### FAMILY ROOM

4.60m x 2.46m

Another spacious reception room overlooking the front garden- again very flexible in use for home office/bedroom 5.

### FIRST FLOOR

### LANDING

With access to the Hot Press and attic space.

### BEDROOM ONE

3.37m x 2.89m

This is a double room to the front, with a built-in wardrobe and access to



#### ENSUITE

Fully tiled with contemporary suite comprising; shower cubicle with electric shower, wc, vanity style whb with overhead mirror and vanity light.

#### BEDROOM TWO

4.25m x 3.62m

This is a large double room to the front, with original timber flooring, with wall to wall built -in wardrobes incorporating a dressing table and overhead mirror.

#### BEDROOM THREE

3.62m x 3.08m

This is a generous double room overlooking the rear garden with wonderful views of the Dublin mountains, again with an extensive range of built- in wardrobes and dressing table.

#### BEDROOM FOUR

3.70m x 2.84m

Another double room, to the rear again with timber flooring and an extensive range of built -in wardrobes and dressing table.

#### BATHROOM

Fully tiled with modern suite incorporating shower cubicle with electric shower unit, half sized bath, vanity style W.H.B., with overhead mirror and w.c.

#### GARDENS

The front garden is fully paved, offering generous off-street parking. A side door leads to the rear garden via the utility room. The walled rear garden 22m x 9m approx.(max) is a true delight with a glorious south facing aspect sure to have all day sun with extensive patio area - perfect for outdoor entertaining. There is the original block-built storage and boiler house as well as a modern metal clad shed at the end of the garden. The easily maintained garden is mostly in lawn - perfect for children's play. There is a part raised planter bed along the boundary wall and a selection of shrubs around the garden.

#### BER

Number 105254130

Output 141.70 kWh/m2/yr.

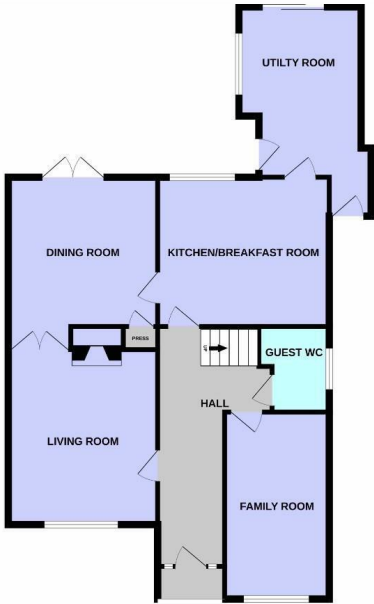








PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.



Beirne  
& Wise

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)