4 Meadow Avenue, Churchtown, Dublin 16, D16R891

Beirne & Wise

4 Meadow Avenue, Churchtown, Dublin 16, D16R891

For Sale By Private Treaty

Well located just off Barton Road East, 4 Meadow Avenue is a fine semi-detached family home, now offering four bedrooms having been extended over the garage seamlessly marrying old with new. Though in need of modernisation -all the elements are here to make this a long-term family home with lots of potential to extend to the rear or indeed convert the garage (subject to planning permission.) The secluded east facing extra-long garden is accessed from a side entrance which is a real bonus for future development in the rear garden.

Offering convenience to a family's daily living, Number 4 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 Marley 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

- Well extended four-bedroom semi-detached with side entrance.
- Generous off-street parking
- Floor area 134 sq. m. approx. incl. Garage.
- Great potential to extend (subject to P.P.)
- OFCH

View

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

Accommodation

PORCH
With sliding door and original front door leading to.

HALL
Welcoming hall with access to understairs storage and

DINING ROOM
3.81m x 3.62m
Overlooking the front garden a bright spacious room. Double doors lead to

LIVING ROOM
3.88m x 3.81m
Bright and airy overlooking the rear garden, with a timber surround marble inset fireplace providing a focal point for this well-proportioned room.

KITCHEN/BREAKFAST ROOM
4.93m x 2.88m
With two windows overlooking the rear garden, with ample room to dine, with floor and wall mounted units incorporating a hob and oven. Access to garden via covered side passageway.

GARAGE
4.60m x 2.72m
With up and over garage door and accessible from covered side passway. Exciting potential to incorporate into the main house (subject to P. P.) An outside w.c./boiler room is also accessed from the covered side passway.

FIRST FLOOR

LANDING
Spacious landing with access to the Hot Press.

BEDROOM ONE
3.90m x 3.65m
This is the principal double room to the rear, with built- in wardrobes.

BEDROOM TWO
3.69m x 3.18m
This is also a double room -to the front, with a built -in wardrobe.

BEDROOM THREE
2.80m x 2.43m
This is a generous single room overlooking the front garden with built -in storage press.

BEDROOM FOUR
7.71m x 2.69m
Extended section of house, presently subdivided, with vanity w.h.b., this is a spacious double room with ensuite potential.

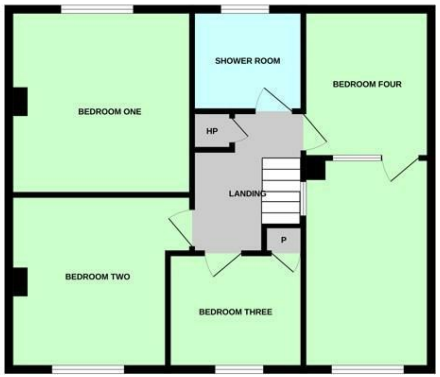
SHOWER ROOM
Partially tiled walls with shower cubicle, w.c., and w.h.b.

GARDENS
The walled front garden with perimeter planting has a generous driveway offering good off-street parking with access to the garage. A side door through a covered side passway leads to the fantastic rear garden. With an easterly orientation and great length, you are assured of sun all day. The potential to extend is obvious without compromising the rear garden. Presently the garden bordered by mature planting is a blank canvas -perfect for enthusiastic gardeners or has the makings of an expansive lawn area perfect for children's play.

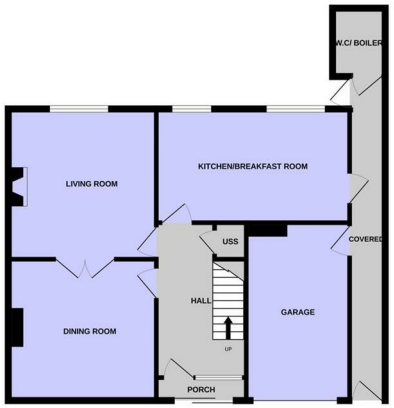
BER
Number : 119001097
Output: 379.52 kWh/m2/yr.

BER E2

1ST FLOOR



GROUND FLOOR



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
www.beirnewise.ie