



Asking €525,000

End of terrace house in cul-de-sac location, with houses of different styles.

Driveway parking and ample on-street parking. Walled south facing rear garden. Not overlooked.

Superb location off the Dundrum Road, close to the LUAS, Dundrum Village and Town Centre and wide choice of schools in the locality.



Accommodation

Total Floor Area: 80m2/862sq.ft., (approximately)
PORCH ENTRANCE: 0.91m x 1.61 With aluminium sliding door and tiled floor.
ENTRANCE HALL: 4.37m x 1.80m With laminate flooring
SITTING ROOM: 4.07m x 3.42m With open fireplace/brick surround and laminate flooring
DINING ROOM/KITCHN: 3.30m x 5.37m With built-in storage cupboards. Dinng room with large storage press containing hot water cylinder
FIRST FLOOR:
LANDING: With large storage press.
BEDROOM 1: 3.60m x 2.94m Double bedroom with built-in wardrobes
BEDROOM 2: 3.38m x 3.19m Double bedroom with built-in wardrobes
BEDROOM 3: 2.64m x 2.37m Single bedroom.
BATHROOM: 1.87m x 2.12m With bath/shower/w.c/w.h.b.,

GARDENS:

Walled front garden with driveway parking Side entrance to rear garden Walled rear south facing garden measures approx. 8m x 8m/26ft x 26ft Block build storage shed (contains oil burner)

GENERAL POINTS: SERVICES: UTILITIES

BER is C2 and the number is 105697858 Oil fired central heating Double glazed windows



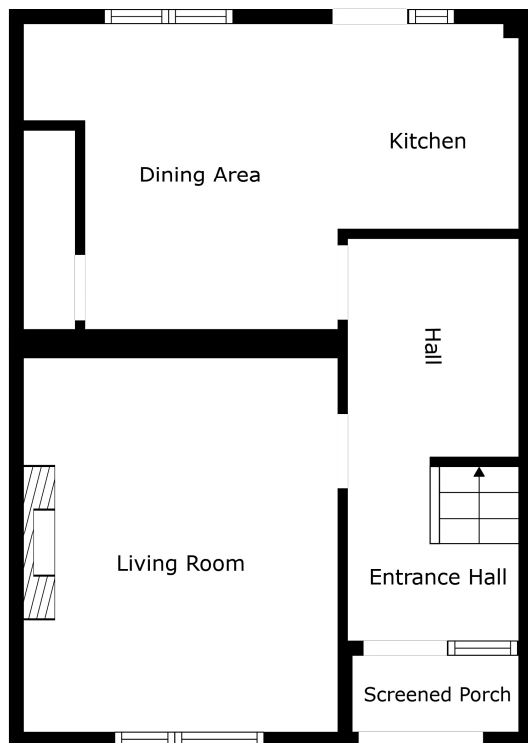
Special Features



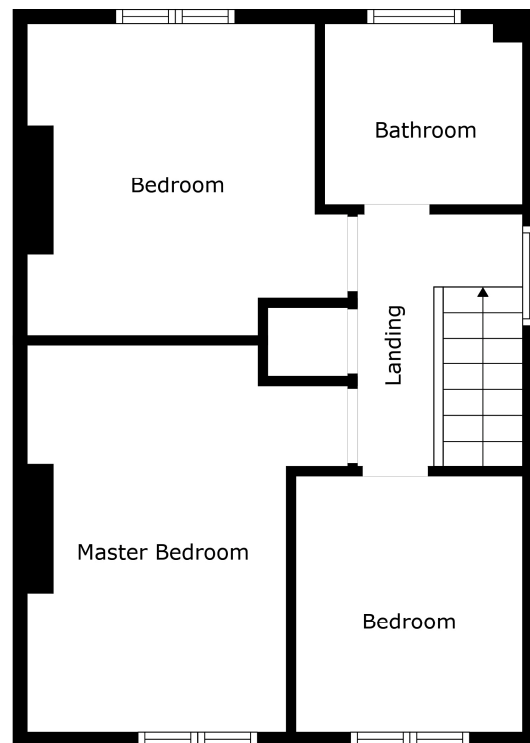
Cul-de-sac setting
No through traffic
End of terrace
Side access
South facing rear garden
Driveway parking and ample on-street parking
Close to Rosemount Recreational Park
Great sporting amenities for children
Close to LUAS and Dundrum Town Centre
Wide choice of schools within easy reach

GENERAL POINTS: SERVICES: UTILITIES

BER is a C2 and the number is 105697858.
The property has None and double-glazed windows.



Floor 1



Floor 2

Measurements Deemed Highly Reliable But Not Guaranteed.



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