

we'll take you home

vincent
FINNEGAN

For Sale by Private Treaty
€795,000

25 Parkvale, Sandyford Road, Dundrum, Dublin 16

25 Parkvale is an extremely spacious (region 189m²/2,020ft²) and well laid out double fronted detached 5 bedroom family home superbly located at the end of a cul-de-sac in this mature and leafy suburb off Sandyford Road. It is beside Ballawley Park (two playgrounds) and adjacent to all the amenities Dundrum has to offer: only an eight/ten minute walk to Dundrum Town Centre and Balally LUAS, a five minute drive to the M50 and within easy access of a regular bus service to Dublin airport.

The house is well maintained throughout and well laid out for modern family living for families of all ages. There is an exceptionally large main living/family/dining room, a large tv/study/au-pair's room/downstairs bedroom plus a bright, spacious kitchen/breakfast room. Upstairs there are five good sized bedrooms, two bathrooms and access to a large floored and carpeted attic with two velux roof windows.

This is an ideal location for families with a plethora of primary and post primary schools and colleges in the vicinity.

Viewing is highly recommended.



TELEPHONE: 01 298 4695

www.finnegan.ie

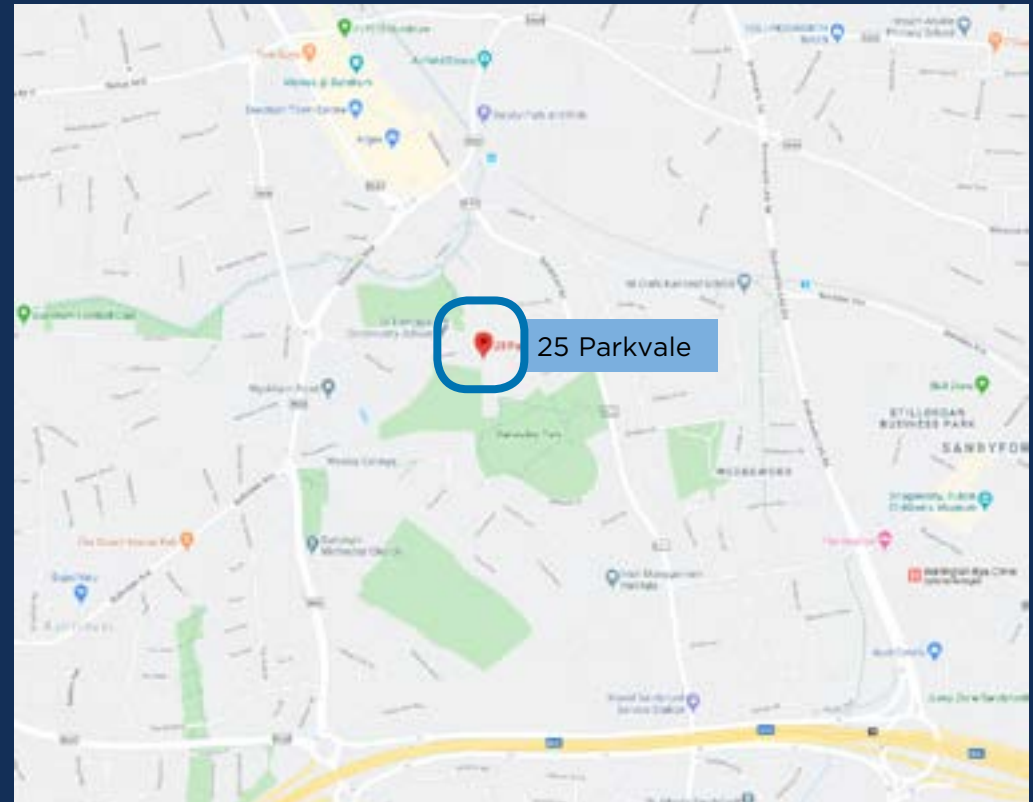
FEATURES

- EASY WALKING DISTANCE TO DUNDRUM TOWN CENTRE AND BALALLY LUAS • CONVENIENT TO M50/N11
- BRIGHT AND SPACIOUS ACCOMMODATION - 5 BEDS, 3 RECEPTION AND KITCHEN/BREAKFAST ROOM • BESIDE BALLAWLEY PARK
- OIL FIRED CENTRAL HEATING • DOUBLE GLAZED • BURGLAR ALARM • WOOD, TILED AND CARPETED FLOORS THROUGHOUT
- LARGE BLOCK BUILT SHED IN REAR GARDEN

DETAILS OF ACCOMMODATION

PORCH:	(c.1.90m x 1.42m) Tile floor, Double stained glass panel hard wood doors to -	BEDROOM THREE:	(c.3.66m x 2.42m) Built in wardrobes.
HALLWAY:	(c.5.67m x 1.44m) Under stairs cloakroom (wc & whb) and storage.	BEDROOM FOUR:	(c.3.66m x .2.71m) Built in wardrobes.
LIVING ROOM:	(c.5.21 x 3.92m) Feature marble surround fireplace, door to -	BEDROOM FIVE:	(c.3.83m x 2.30m) Built in wardrobes.
DINING/FAMILY ROOM:	(c.4.20m x 3.92m) Door to kitchen.	MAIN BATHROOM:	(c.2.69m x 1.98m) Bath, separate shower unit, wc and whb, fully tiled, trap door to stira stairs to -.
SPARE ROOM:	(c.5.64m x 3.11m) Tile surround fireplace.	ATTIC :	(c.4.44m x 3.53m) Floored, eaves storage, 2 velux windows.
KITCHEN/ DINING ROOM:	(c.6.86m x 4.63m) Excellent range of built in kitchen units, worktop, sink unit, cooker, hob, microwave, dishwasher etc, tile floor, space for large kitchen table and chairs, door to -	OUTSIDE: FRONT GARDEN:	Walled in front garden, with cobble lock drive (parking for 2/3 cars), rockery with shrubs and specimen trees and side entrance to rear.
UTILITY ROOM:	(c.3.02m x 1.74m) Storage units, plumbed for washing machine, door to rear garden.	REAR GARDEN:	Split level patio with rail sleeper and old brick dividers and gravel and patio paving stones, block built boiler house, block built shed (c.5.00m x1.96m) with electricity.
FIRST FLOOR LANDING:	With hot press.	BER:	C3
MAIN BEDROOM:	(c.4.67m x 4.17m) Range of built in wardrobes	ASKING PRICE:	€795,000
ENSUITE:	(c.2.76m x 0.98m) Shower, wc and whb, tiled.	NEGOTIATOR:	Stephen Conway 087 184 1009 stephen.conway@finnegan.ie
BEDROOM TWO:	(c.4.62m x 4.17m) Built in wardrobe.		





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5 Lower Main Street,
Dundrum,
Dublin 14.

8 Anglesea Buildings,
Upper Georges Street,
Dun Laoghaire, Co Dublin.

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