



BER B1



1 Broadford Crescent, Ballinteer, Dublin 16

169 m² / 1819 ft²

DOUGLAS NEWMAN GOOD

DNG

1 Broadford Crescent, Ballinteer, Dublin 16

Superb detached residence offering flexible accommodation for use as a five bed detached residence or in its current layout as a three bed semi detached with adjoining two bed roomed granny flat with separate living and kitchen accommodation. Refurbished to a very high standard in recent years the property has been extensively insulated, has triple glazed window frames and a highly efficient heat pump system for heating & cooling the property and producing hot water which has resulted in a commendable B1 energy status. The property is fully alarmed and has cctv security cameras while the attic is floored providing extensive storage facilities. The entrance is enhanced by the attractive gates, low wall and cobbled drive suitable for two cars with ample on street parking also available. Broadford is highly convenient to numerous local schools, transport links, shopping facilities and Marley Park is within a short stroll.

Features

- Triple glazed window frames.
- Modern heat pump system (NIBE SPLIT) for heating & cooling the property and producing hot water in a cost effective and energy efficient manner.
- Underfloor heating to ground floor with radiators to first floor controlled by Krugman programmable seven day wireless thermostats.
- Fully alarmed with remote control operation.
- Cctv cameras (x3) and recording system in situ.
- Stira staircase to attic spaces from main house and granny flat.
- Attic space to both main house and granny flat is floored providing superb storage facilities.
- Insulation between ceiling and attic space with additional insulation to rafters and foil backing.
- Cobbled driveway with low boundary wall and railing with attractive entrance gates.

BER: B1 BER No. 104192448 Energy Performance Indicator: 97.64 kWh/m²/yr

Accommodation

Entrance Porch 3.21m x 1.45m: Pvc front door with glazed side panels. Tiled floor. Hardwood front door with glazed side panel to main house. Separate door to adjoining apartment / granny flat.

MAIN HOUSE

Entrance Hall 4.10m x 1.81m + 1.85m x 1.70m: Solid Oak floor. Coving and dado rail. Understairs storage. Large corner unit with shelving and hanging space.

Wc 1.85m x 0.87m: Located downstairs. Wc and wash hand basin with shelf and vanity mirror above. Fully tiled walls and floor. Extractor fan.

Livingroom 4.41m x 3.84m: Gas fire inset with marble surround. Oak floor. Coving. Centre light fitting and wall lights. Open plan to dinin area.

Dining Area 3.62m x 2.97m: Doors to rear garden.

Kitchen 5.42m x 3.05m: Range of fitted kitchen units. Built-in Smeg dishwasher. Raised ceiling height with velux roof light. Recessed ceiling lights. Hardwood door with glazed panels to rear garden.

Utility Room 2.23m x 1.49m: Fitted cupboards. Plumbed for washing machine. Stainless steel sink. Houses heating and hot water system and controls.

Bedroom 1 4.50m x 3.22m: Built-in wardrobes with sliding doors, built in drawers, shelving and hanging space. Dado rail.

Bedroom 2 3.67m x 3.61m: Built-in wardrobes with sliding doors, built in drawers, shelving and hanging space. Dado rail.

Bedroom 3 2.62m x 2.55m: Built-in wardrobes with sliding doors, built in drawers, shelving and hanging space.

Bathroom 2.21m x 2.01: Jacuzzi bath, wc and wash hand basin with vanity unit above. Tiled floor and walls. Towel radiator.

APARTMENT

Livingroom 5.16m x 4.13m: Includes downstairs storage space.

Kitchen 4.92m x 3.05m: Range of fitted units with tiling between the base and top cupboards. Integrated Bosch dishwasher. Recessed ceiling lights.

Bedroom 1 4.08m x 2.81m

Ensuite 1.60m x 1.46m: Corner shower cubicle with direct shower unit and curved screen doors. Wc and wash hand basin. Tiled floor and partially tiled walls. Towel radiator.

Bedroom 2 4.27m x 3.75m

Ensuite 1.90m x 1.47m: Corner shower cubicle with direct shower unit and curved screen doors. Wc and wash hand basin. Tiled floor and partially tiled walls. Towel radiator.

[View By Appointment](#) **Asking Price: €565,000**





DNG Stillorgan

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