



15A Kingston Walk, Ballinteer, Dublin 16, D16AP23

Beirne
& Wise

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For Sale By Private Treaty

No. 15A enjoys pride of place on a private site in a cul de sac setting within this very popular development. 15A is a stylish detached residence built c. 2005 is ready for immediate occupation. The interiors are tasteful and smart, there are front and rear gardens, and off street parking for two cars. The rear garden enjoys the enviable westerly aspect.

No. 15A will appeal to a wide range of buyers looking to purchase in a well-established neighbourhood, the accommodation extends to 130sq.m approximately and it comprises of an entrance hall, living room, guest w.c., and a large open plan kitchen/dining/family room downstairs. Upstairs there are three double bedrooms (one with an ensuite shower room), and a bathroom.

The area is one of great convenience, close to all the amenities of Dundrum, Churchtown, Ballinteer and Nutgrove. These include the M50, local shops in Ballinteer, Dundrum Town Centre, bus routes, the Luas and Marlay Park. There is a range of established junior and senior schools in the surrounding area, and recreational amenities. It is within easy reach of the City Centre, and the M50 is very accessible. There are several buses routes (16 terminal outside), and the Dundrum Luas Station close by.



Special Features

- Detached property on corner site in a quiet cul de sac
- Excellent decorative condition throughout
- Spacious well utilised space of 130sq.m. approx.
- Superb location within easy access of a host of amenities
- West facing rear garden
- Off street parking for two cars
- GFCH & Alarm

View

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





Accommodation

ENTRANCE HALL

With ceiling coving, recessed lights, hardwood oak floor, and discreet under stairs storage

LIVING ROOM

4.85m x 4.05m

A spacious reception room overlooking the front garden, with ceiling coving, recessed lights, hardwood oak floor, and cream marble/stone fireplace with black inset, gas fire unit and black slate hearth. The fireplace is flanked on both sides with stylish built in bookcases and cabinets

GUEST W.C.

With tiled floor, decorative wall paper (Sanderson), w.c. and w.h.b.

KITCHEN

5.14m x 3.13m

A very stylish and modern kitchen decorated in cream tones. With cream tiled floor, and a comprehensive range of cream wall and floor mounted units with complimentary black granite counter tops, and a kitchen counter with additional storage units below. It features every modern convenience including a Rangemaster 5 gas ring hob and oven, extractor fan, dishwasher and washing machine. This room is open plan with the dining/family room.

DINING/FAMILY

5.48m x 4.91m

A large inviting living space with a pitched ceiling and four velux windows, and the rear wall comprises of large windows and double glass doors allowing plenty of light to flood through this room and the kitchen. There is hardwood flooring, a brick fireplace and a solid fuel stove. Double doors open out to the rear garden.

UPSTAIRS

A wooden staircase leads upstairs to the spacious landing, this houses the hotpress and there is access to the attic.

BEDROOM ONE

3.99m x 3.23m

A generous double bedroom to the rear aspect, with ceiling coving, built in wardrobes, and an en-suite shower room.



ENSUITE

This room with a velux skylight is tiled and features a walk in tiled shower area with Triton shower, a w.c., and a w.h.b. with mirror overhead.

BEDROOM TWO

4.34m x 2.89m

A spacious double bedroom to the front aspect, with ceiling coving, and built in wardrobes.

BEDROOM THREE

3.25m x 2.37m

A small double bedroom to the front aspect, with ceiling coving, and built in wardrobes.

BATHROOM

Presented in stylish tones, this room is fully tiled with white sanitary ware; w.c., pedestal w.h.b. with a custom wall mirror overhead, and a large Jacuzzi bath tub with chrome shower attachments.

OUTSIDE

The gardens are a special feature of the property; the front garden is bounded by walls, and there is a gravelled driveway providing off street parking for two cars. The gated, side entrance leads to the private rear garden. Enjoying a westerly orientation, this low maintenance garden features artificial lawn with planted beds, and a block built barbeque stand. There are outdoor sockets and a tap in the garden.

BER

No. 109218958

Output: 207.12 (kWh/m2/yr)

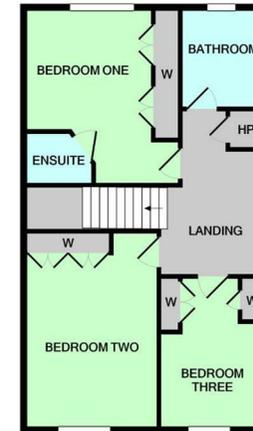








GROUND FLOOR



1ST FLOOR

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