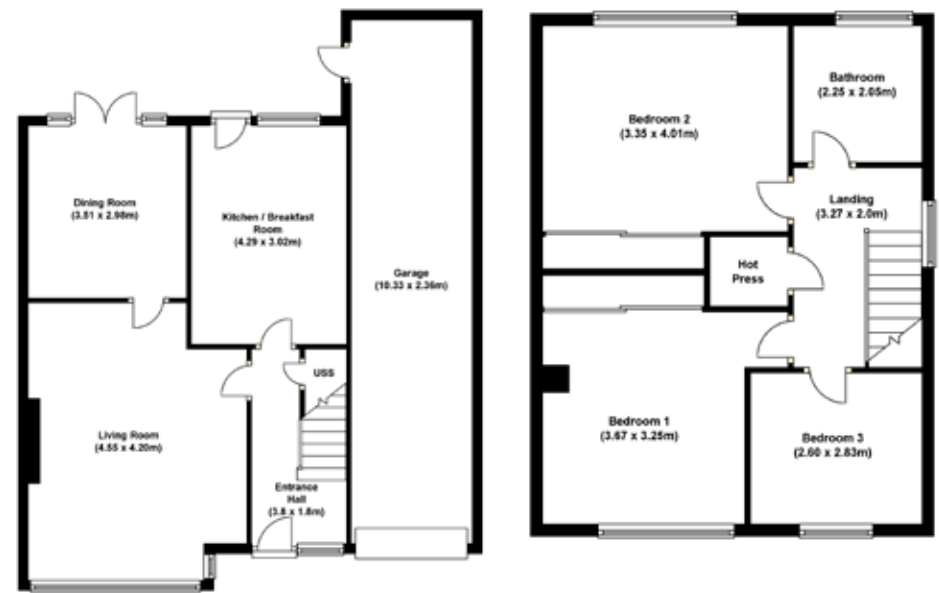


Features / Services

- Semi-detached three bedroom residence.
- Large garage to side.
- South facing aspect to the rear.
- Full external cladding insulation.
- Property is in a prime location.
- Close to Ballinteer Shopping Centre, Dundrum Town Centre, schools, shops and a wide range of amenities.
- Close to M50.
- PVC double glazed windows.
- Gas fired central heating.
- Property is in good condition throughout.
- Ample car parking.



Asking Price

€410,000

Viewing

By appointment only.

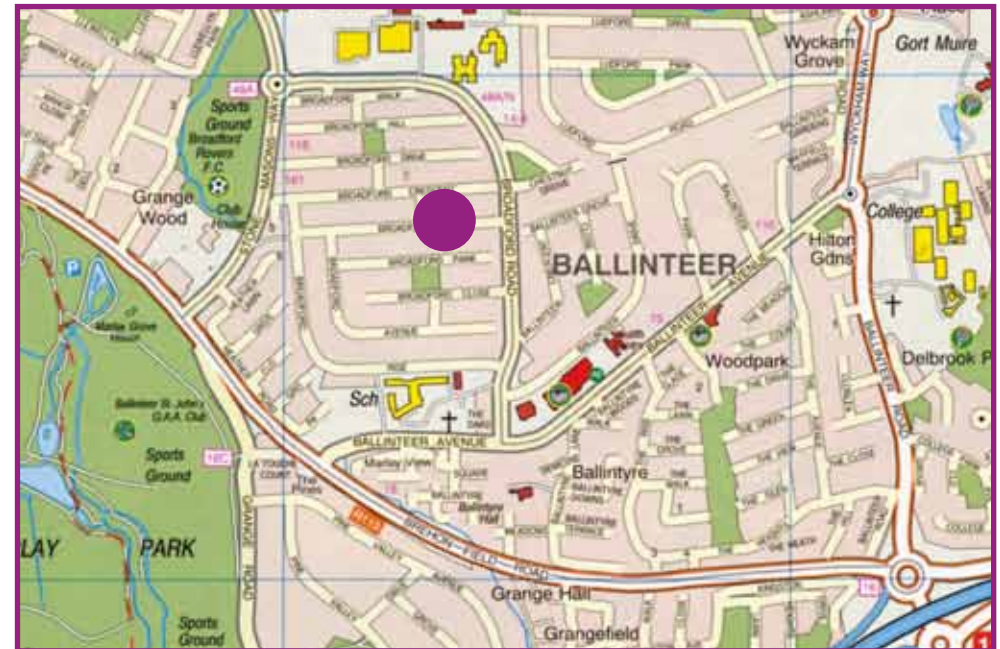
Contact

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Disclaimer:

Note: These Particulars are given on the understanding that they will not be construed as part of a contract, conveyance or Lease, and that all negotiations will take place through this firm. Whilst every care is given in compiling the information, we give no guarantee to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

For Sale

31 Broadford Lawn,
Ballinteer, Dublin 16

KEANE 
THOMPSON



31 Broadford Lawn, Ballinteer, Dublin 16

Description

31 Broadford Lawn is a superb semi-detached residence ideally located close to Dundrum Town Centre, Ballinteer Shopping Centre, shops, schools and all the amenities required for modern living. Positioned on a quiet and mature road and in a prime location, this bright and spacious property comprises hallway, living room, dining room, kitchen, 3 bedrooms, 2 double and 1 single, main bathroom and garage to the side. The rear garden is laid out in lawn and benefits from a south facing aspect. The front driveway has off street parking for two cars not including the garage space.

No. 31 is in good condition throughout and would ideally suit a growing family.

A fine family home in an ideal location.

Location

Broadford Lawn is within walking distance to Ballinteer Shopping Centre and is close to Dundrum Town Centre, the M50 and a host of amenities. There is a large selection of both primary and secondary schools within close proximity. Marley Park is within a few minutes' walk away and both Carrickmines Retail Park and Sandyford Industrial Estate are within 10 minutes' drive. Broadford won the award for "Best Housing Estate" in 2013. The location of this property is second to none.



Accommodation

c. 125 sq.m (1347 sq.ft) (Includes garage)

Please refer to floor plans for room dimensions

Ground floor

Reception Hall	Original wood flooring, understairs storage.
Living room	Original wood flooring, stone fireplace with open fire, tv point.
Dining room / Family room	Original wood flooring, double doors to rear garden.
Kitchen	Range of eye & base level kitchen units, ceramic tiled flooring, plumbed for dishwasher.

Upstairs

Landing	Original wood flooring, hot press.
Bathroom	Tiled walls & floors, WC, wash hand basin and electric Mira shower.
Master bedroom	Front double, built-in sliding wardrobes, laminate wood flooring.
Bedroom 2	Rear double, built-in sliding wardrobes, laminate wood flooring.
Bedroom 3	Front single, laminate wood flooring, floor to ceiling window, tv point.
Rear Garden 11.14mL x 8.25mW	South facing aspect, laid out in lawn & patio, built-in barbeque area, barna shed and access to garage at side.
Garage	Electricity, plumbed for washing machine, access for car(s) to front.
Front Garden	Laid out in lawn with mature hedging and shrubbery. Parking for two cars.

