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For Sale by Private Treaty



26 Wesley Heights, Dundrum, Dublin 16

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## For Sale by Private Treaty

# 26 Wesley Heights, Dundrum, Dublin 16



Allen & Jacobs are delighted to present an opportunity to acquire a lovely Sorohan built detached family home of c.133sqm/1,432sqft. Nestled in an extremely quiet cul de sac adjacent to Ballawley Park with its lovely woodland grounds which include walkways and playgrounds. Presented in very good condition throughout, the bright and spacious accommodation briefly comprises Entrance Hall, Living room/Dining Area, Kitchen/Breakfast Room, Study/Playroom, Guest Toilet. Upstairs there are 4 Bedrooms (Master En suite) and main Bathroom. Off street parking and a private lawned rear garden with block built shed completes the picture.

Situated in this highly sought after residential area which is well serviced by all amenities to include; colleges, parks, public transport (short stroll to LUAS station at Balally) and also only a short stroll to all the shopping/restaurants/cinemas etc of the nearby Dundrum S.C. Some of South Dublin's finest schools are easily assessable including Notre Dame Girls School, St. Teirnan's, St. Olaf's, Benildus College and only a 2 minute walk from Wesley College. The city centre is within easy reach as are all national routes accessible from the nearby M50.

### Features

- Detached Family Residence Adjacent to Woodland of Ballawley Park
- Very Good Condition Throughout
- Private Rear Garden
- Low Maintenance Front & Rear Gardens
- Light Filled Accommodation c.1336sqm/1,432sqft
- Quiet Cul de Sac
- GFCH
- Double Glazed Windows
- Feature Gas Fire
- Off Street Parking
- Master Bedroom En Suite
- Attic Storage
- TV/Phone/Internet Connections



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
t : 2100360 f : 2789494  
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### Negotiator

Andrew Allen MCEI

### Notes:



GROUND FLOOR



1ST FLOOR

For Identification Purposes Only/Not To Scale  
Made with Metropix ©2014

### Accommodation

**Porch** Tiled.

**Entrance Hall** Timber floor; ceiling corning.

**Guest Toilet** Whb tiled floor; thermostat.

**Living Room / Dining Room** 7.82m x 3.64m

TV point, ceiling corning. Feature gas fire, sliding patio doors to rear garden.

**Kitchen/Breakfast** 4.49m x 3.03m

Fitted integrated eye & floor level press units, integrated stainless steel sink unit with drainer; tiled floor; part tiled walls, door to rear garden.

**Study/Playroom** 4.54m x 2.46m

Timber floor.

### Upstairs

#### Landing

Access to attic, shelved hot press with dual immersion.

**Bedroom 1** (back left) 3.04 x 2.63

#### Bathroom

with wc, whb and bath

**Bedroom 2** (back right) 3.37 x 3.65

**Bedroom 3** 4.15 x 3.43

Extensive range of sliderobes.

**Bedroom 4** (master) 4.75 x 2.93

Extensive fitted wardrobes.

### En Suite

Built in shower; fitted whb with underneath storage unit, wc, cabinet, recessed lighting, tiled wall and floor.

### Outside

To the front is a low maintenance walled garden ample parking.

To the rear is a private westerly orientated walled rear garden c.12m x 10m.

Mainly laid out in lawn. Block built shed with power points, patio area.

