

**129 The Maples, Bird Avenue,  
Clonskeagh, Dublin 14**



Superbly located in a small cul de sac development off Bird Avenue in Clonskeagh, this well presented 3 bed roomed property faces a large green open space, and is just a two-minute stroll from the tennis courts within the development. Double glazed windows, Gas fired radiator central heating, Guest cloaks and En Suite to Bedroom 1 combine to make this a most attractive property in a very mature sought after setting.

This location offers the convenience of a host of amenities including local shops at Clonskeagh Village, Milltown, Ranelagh, Dundrum Town Centre and the David Lloyd Riverview Sports Club is just a few minutes away. A number of fine schools are nearby including Our Lady's Grove, Alexandra College, Mount Anville & St Kilian's.

Transport is well catered for with LUAS at Windy Arbour and Dundrum, a bus terminus in Clonskeagh Village with easy access to the City Centre. UCD is just a short stroll away and is served by a bicycle lane, and there is very easy access to the M50 and N11.



## ACCOMMODATION:

**Hall:** 17' 1" x 5' 9"  
With laminate wood floor. Coving to ceiling.

**Guest w/c:**  
With w/c & washbasin. Ceramic floor tiles.

**Living Room:** 16' 11" x 10' 10"  
With marble fireplace (with inset coal effect fire). Coving to ceiling & centrepiece. Laminate wood floor. Double doors to Kitchen. Laminate wood floor.

**Kitchen / Dining:** 17' 1" x 11' 5"  
With range of fitted kitchen units incorporating integrated Oven, Hob & Hood. Plumbed for washing machine. Ceramic floor tiles.

**Conservatory:** 9' 4" x 7' 0" (max.)  
Double glazed unit with sliding door to back garden. Ceramic floor tiles.

**Bedroom 1:** 11' 10" x 10' 6"  
Double bedroom with range of built in wardrobes.

**En Suite:** 5' 1" x 4' 9" (max.)  
With stand in shower, w/c & washbasin. Ceramic floor tiles. Roof light.

**Bedroom 2:** 15' 6" (into bay) x 9' 9"  
Double bedroom with built in wardrobes overlooking green.

**Bedroom 3:** 9' 11" (max) x 7' 1"

**Bathroom:** 7' 11" x 6' 4"  
With bath (shower fitting), w/c & washbasin. Ceramic floor tiles. Walls part tiled.

**Hot Press**

**Storage press**



## Some Features:

- Private off street car parking
- Side entrance
- Double glazed windows
- Gas fired radiator central heating
- Guest Cloaks
- En Suite to Bedroom 1
- Overlooking large green open space
- Brick elevation
- Private back garden
- Carpets, Curtains & Window Blinds included in sale
- Garden shed included in sale
- Tennis Courts within development for residents use

## Gross Internal Area:

c.1,057 sq.ft. (c.98 sq.m.)

**B.E.R:** D1. No. 111821203



**EPI:** 244.81 kWh/m<sup>2</sup>/yr



Floorplans for identification only - Not to Scale



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### Negotiators

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