

2 BALALLY PARK, Dundrum, Dublin 16, D16 K190



Four-Bedroom Semi-Detached

BER D1

Wonderful extended four-bedroom semi-detached family home located in the much sought-after area of Balally in Dundrum





THE PROPERTY

- 2 Balally Park is a wonderful extended four-bedroom semi-detached family home located in the much sought-after area of Balally in Dundrum.
- Extending to approx. 134 sq.m (1,442 sq.ft), this property offers a bright and spacious accommodation. The accommodation briefly consists of entrance hall, spacious living room, lounge, kitchen, dining area, bedroom/study and bathroom on the ground floor. While upstairs, there are three bedrooms and bathroom.
- The location offers a host of amenities. These include national schools such as St. Olaf's (within the estate), Ballinteer Educate Together, and Holy Cross, all nearby. Secondary school include Wesley College, St. Benildus, Mount Anville (primary and post-primary), Goatstown Educate Together, St. Tiernan's, Oatlands, St. Killian's, De La Salle Churchtown and UCD. Minutes from Dundrum Town Centre with its excellent shopping facilities, restaurants/cafes, cinema and bowling.
- Transport facilities are another important feature. The Balally Luas stop is a 10 minute walk. There are numerous bus routes nearby (44, 44B, 114, and 116).
- The M50 is five minutes away, with the N11 close by. Leisure amenities include: GAA clubs such as Naomh Olaf, Kilmacud Crokes, and Ballinteer St. John's, as well as Balally Celtic, St. Mary's, and Dundrum Football Clubs. There are several golf courses close-by including The Grange, The Castle, and Milltown Golf Clubs. Marlay Park is a 10 minutes' drive while Ticknock and the Dublin Mountains are nearby.

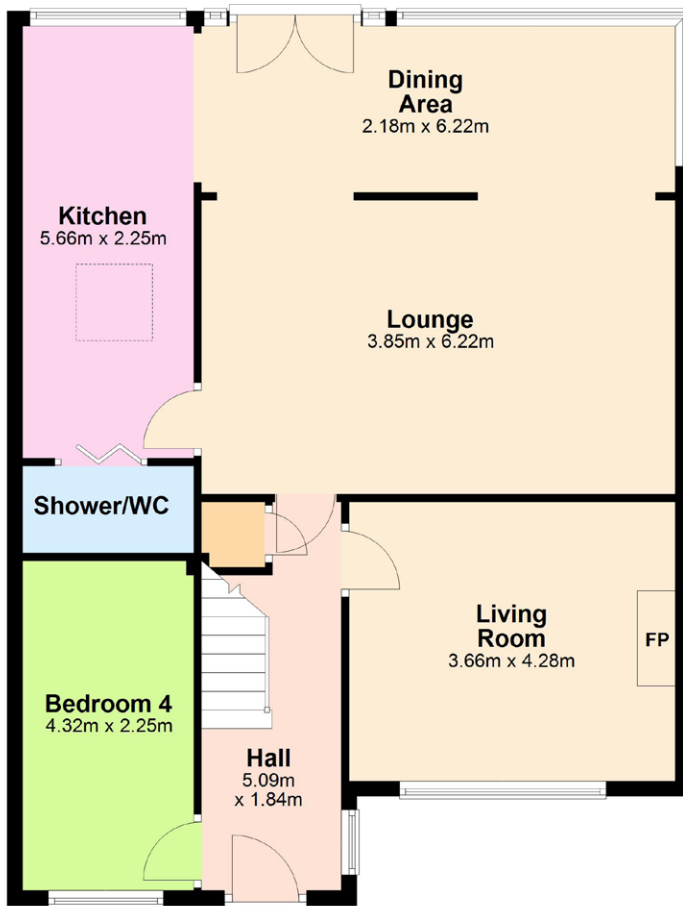
Features

- 4 bedroom semi-detached residence
- Alarm
- Located in a mature estate
- Walking distance to Dundrum Town Centre
- Close to M50 and N11
- 10 minute walk to the Luas Green Line at Balally
- Gas fired central heating
- Off street parking
- Approx. 134 sq.m (1442 sq.ft)

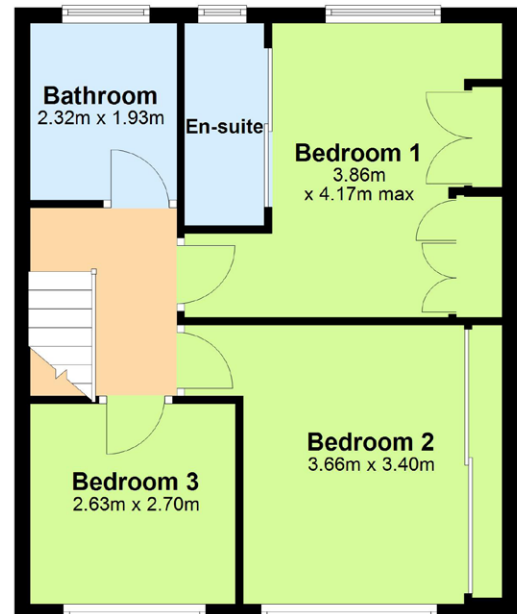




Ground Floor



First Floor



ACCOMMODATION

Ground Floor:

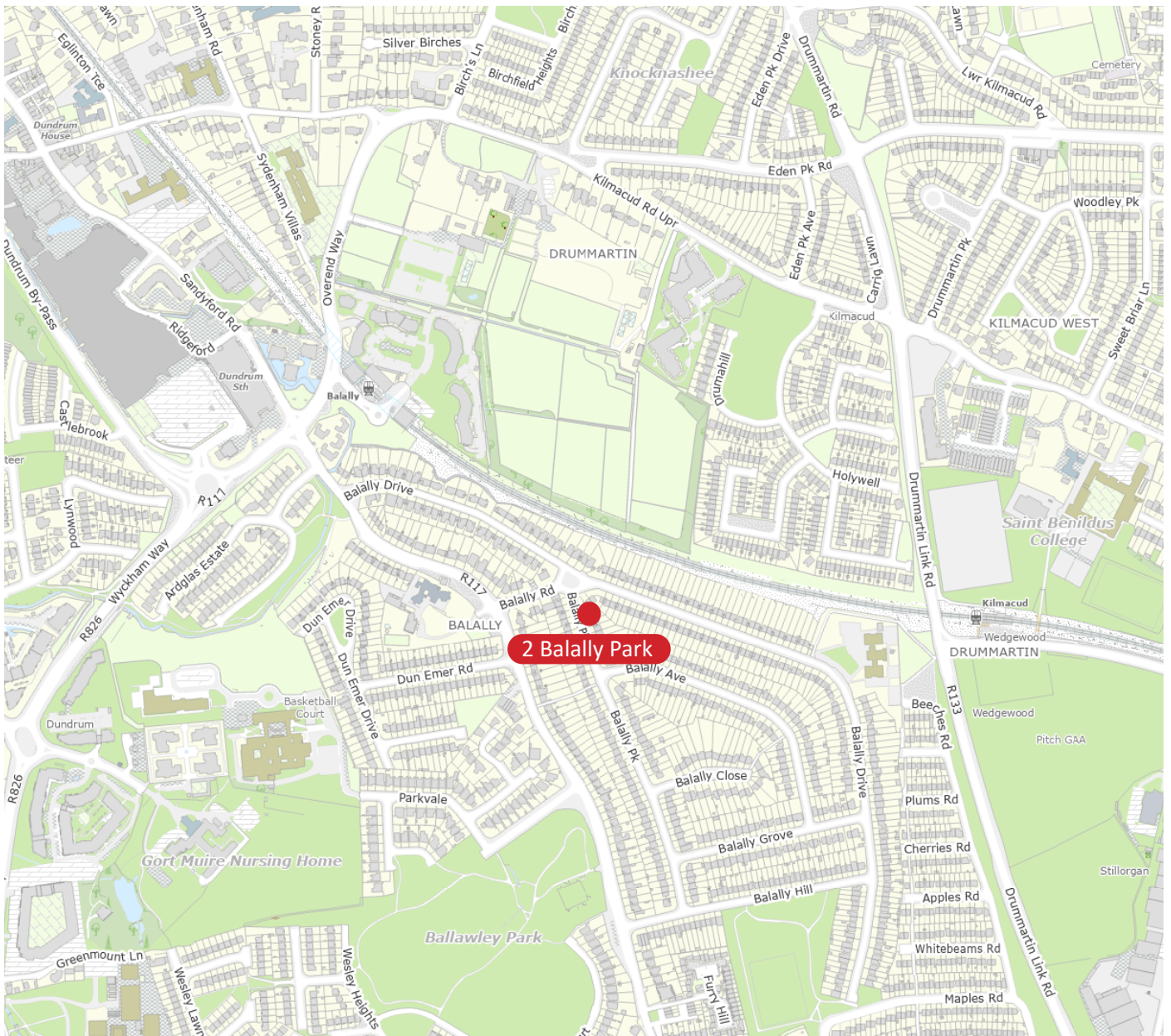
- Hall: 5.09m x 1.84m: Wooden floor. Alarm. Covings.
- Living Room: 4.28m x 3.66m: Wooden floor. Marble surround fireplace.
- Lounge: 6.22m x 3.15m: Wooden floor. Fireplace. Recess lighting. Covings.
- Dining area: 6.22m x 2.18m: Tiled floor. Velux x 2. Access to rear garden.
- Kitchen: 5.66m x 2.25m: Fitted kitchen. Granite worktop. Tiled floor. Ample storage presses. Velux x 1.
- Bedroom 4/Study: 4.32m x 2.25m: Covings. Recess lighting.
- Bathroom: Wc. Whb. Electric shower. Tiled floor and walls

First Floor:

- Main Bedroom: 4.17m x 3.86m: Double bedroom. Sliding wardrobes. Covings. Wooden floor.
- Bedroom 2: 3.66m x 3.40m: Double bedroom. Hotpress and storage. Fitted wardrobes.
- Ensuite: wc, whb, shower. Tiled floors.
- Bedroom 3: 2.70m x 2.63m: Single bedroom. Wooden floor.
- Bathroom: 2.32m x 1.93m: Wc, whb. Bath. Tiled floor.

Outside:

- Off street parking to front. Lawn rear garden with shed.



ORDNANCE SURVEY LICENCE NO. AU009526 SCS1. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©



TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER D1

BER No. 103741344

Energy Performance Indicator: 251.19 kWh/m²/yr

01 6318 402

www.hmd.ie

118 Lower Baggot Street, Dublin 2

Email: sales@hmd.ie

PSRA Licence No: 001651



Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.