

we'll take you home

vincent  
**FINNEGAN**

For Sale by Private Treaty  
€495,000

## 22 Ludford Park, Ballinteer, Dublin 16

Ideally positioned overlooking the large open space, this fine three bedroom semi detached property will surely appeal to discerning purchasers seeking an excellent family home conveniently located within walking distance of Dundrum Town Centre and LUAS. Presented in good order, the property measures approximately 116 m<sup>2</sup>/1,248 sq ft and features a large south facing rear garden, garage conversion, two feature fireplaces and ample off street parking.

Ludford is a wonderfully family friendly environment with numerous green areas for children of all ages to play safely. Close proximity to all necessary amenities is well catered for with Dundrum Town Centre and LUAS situated within walking distance and the M50 within a few minutes drive. There is a superb selection of schools in the vicinity along with excellent leisure facilities including Marlay Park plus magnificent hill walks at the Hellfire Club and Cruagh Wood while The Castle, Edmondstown and Rathfarnham Golf Clubs are close by.

The bright and well laid out accommodation briefly comprises, entrance hallway, living room, dining room, family room/study and kitchen/breakfast room on the ground floor while upstairs are three bedrooms and a bathroom. Outside there is a large south facing garden to the rear while the front garden overlooks the large open space and boasts ample off street parking.

Viewing is highly recommended.



TELEPHONE: 01 298 4695

[www.finnegan.ie](http://www.finnegan.ie)

## FEATURES

- GAS FIRED CENTRAL HEATING • DOUBLE GLAZED WINDOWS • ALARM • LARGE SOUTH FACING REAR GARDEN
- OVERLOOKING OPEN SPACE TO FRONT. • TWO FEATURE FIREPLACES • GARAGE CONVERSION
- OFF STREET PARKING • 116 M2 / 1,248 SQ FT APPROX

## DETAILS OF ACCOMMODATION

**ENTRANCE HALLWAY:** Generous hallway with doors to accommodation off.

**LIVING ROOM:** (c. 4.2m x 4.0m) Tongue and groove timber floor, stunning period style fireplace with cast iron fire hood and inset, carved timber mantle and marble hearth, french doors to south facing rear garden.

**DINING ROOM:** (c. 4.0m x 3.4m) Charming period style fireplace with cast iron fire hood, carved timber mantle and marble hearth, pleasant outlook over open space.

**KITCHEN/BREAKFAST ROOM:** (c. 5.1m x 2.7m) Built in cupboards and drawers, single drainer stainless steel sink unit, plumbed for washing machine and dishwasher, under stairs storage room, door to rear garden and door to:-

**FAMILY ROOM/PLAY ROOM:** (5.0m x 2.5m) Multi purpose reception with door to front.

### UPSTAIRS

**LANDING** - Access to attic.

**BEDROOM 1:** (c. 4.1m x 3.9m) Tongue and groove timber floor, built in storage cupboard.

**BEDROOM 2:** (c. 3.5m x 3.4m) Tongue and groove timber floor, built in wardrobes.

**BEDROOM 3:** (c. 2.7m x 2.4m) Tongue and groove timber floor, built in storage cupboard.

**BATHROOM:** Wc, whb, bath with "Triton" shower unit.

### OUTSIDE

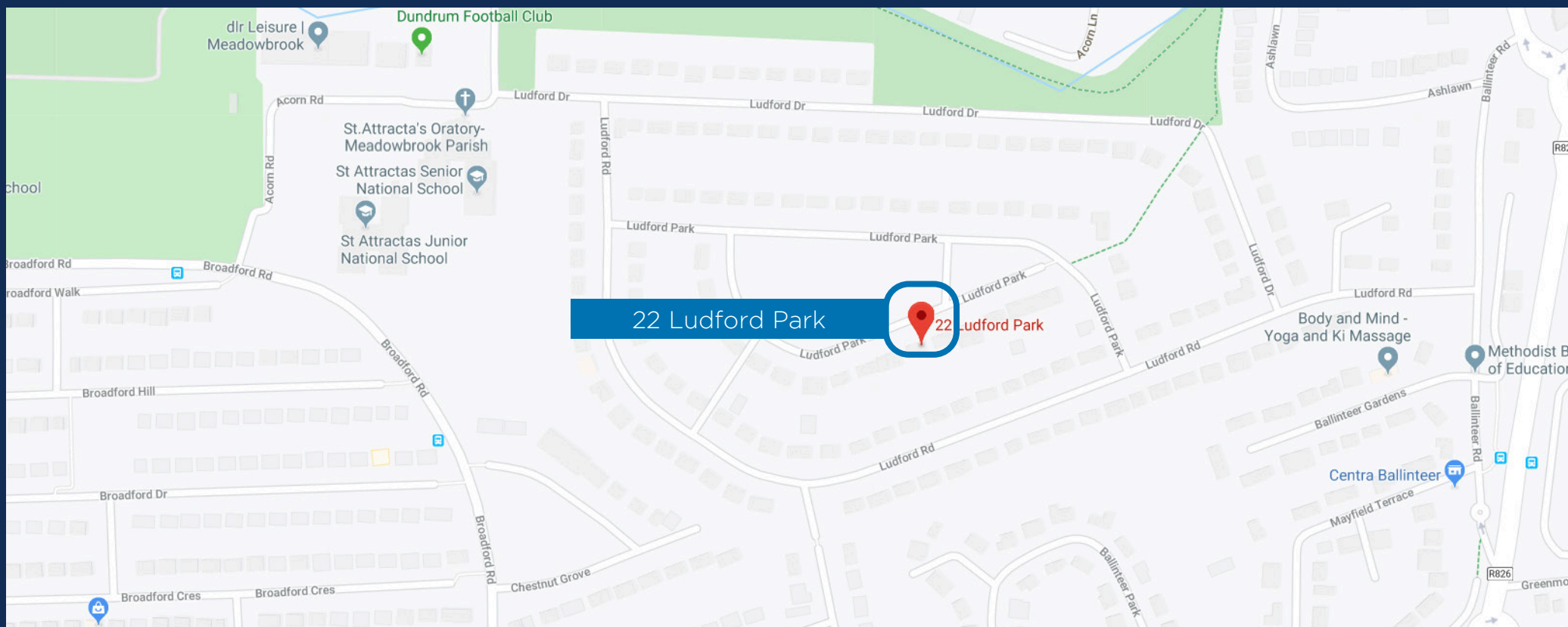
**FRONT:** Neatly walled front garden with ample off street parking, overlooking large open space.

**REAR:** The large rear garden is south facing and is part laid to lawn with a flagstone patio and decked area and a barna shed ( Please note the larger barna shed is not included in the sale and will be removed prior to closing of sale).

**NEGOTIATOR:** Colin Thomas  
m: 087 696 1118  
e: [colin.thomas@finnegan.ie](mailto:colin.thomas@finnegan.ie)







**Vincent**  
**FINNEGAN**

5 Lower Main Street,  
Dundrum,  
Dublin 14.

8 Anglesea Buildings,  
Upper Georges Street,  
Dun Laoghaire, Co Dublin.

**If you are considering selling or renting your property  
please contact our office for a free consultation**

You can view our current properties for sale on:

[myhome.ie](http://myhome.ie) | [daft.ie](http://daft.ie) | [finnegan.ie](http://finnegan.ie)

**Tel:** 01 298 4695  
**Fax:** 01 298 0950

**Tel:** 01 284 4312  
**Fax:** 01 298 0950

Vincent Finnegan Ltd for themselves and for the Vendors or Lessors of the Property whose Agents they are give notice that: (i) The foregoing particulars are a general guidance for intending purchasers or lessors and do not constitute part of any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but are subject to correction on inspection. (iii) No employee of Vincent Finnegan Ltd. has the authority to make or provide representation or warranty whatsoever in relation to this property. PSRA Licence No 001756