



6 Balally Avenue, Dundrum, Dublin 16, D16 PE81

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90 m2 / 969 ft2



DOUGLAS NEWMAN GOOD

**DNG**

DNG is pleased to present this excellent family home to the market. Presented in good condition this three bedroom semi-detached house also oozes potential and offers its new owner a real opportunity to create a wonderful family home in an excellent location. A spacious garage to the side is ripe for conversion and the rear garden extends to approximately 25 meters, thus any extension would not compromise on outdoor space (all subject to the relevant planning permissions).

Accommodation amounts approximately 90sqm with an additional 17.5sqm in the garage and comprises entrance hall with under stair storage, living room, Kitchen/ dining room, three bedrooms one of which is ensuite and a bathroom. To the rear the garden is large and mostly in lawn and contains fruit trees. To the front there is a spacious driveway providing off street parking for multiple cars.

The location is second to none, with every conceivable amenity within easy reach. Dundrum, with its state of the art shopping centre, is just a stones throw away. Many of Dublin's finest schools and colleges are close by including High School, St. Columba's, Alexandra College, St. Andrews, Mount Annville, Oatlands and UCD to name but a few. Public transport is extremely well catered for with the LUAS within walking distance as well as an excellent bus service on the door step. The M50 is close by providing easy access to the city and surrounding area.

Viewing is strongly recommended.

## Accommodation

Hallway 3.60 x 1.80  
Under stair storage, access to:

Living room 4.06 x 3.83  
To front with feature fireplace.

Kitchen 5.80 x 3.15  
Fully fitted kitchen with Beko appliances, sliding door to garden.

Bedroom 1 3.96 x 2.65  
Double bedroom to rear.

Ensuite 2.30 x 0.90  
Shower cubicle, WC, whb, tiled floor.

Bedroom 2 3.73 x 3.67  
Double room to front.

Bedroom 3 2.73 x 2.65  
Single room to front.

Bathroom 2.02 x 1.96  
Bath with shower fixture, WC, whb.  
Tiled floor, part tiled walls.

Garage 7.15 x 2.45  
Spacious storage area with access to both front and back gardens. Gas boiler.

## Features

- Superb location
- approximately 90sqm with an additional 17.5sqm in the garage
- Mature residential development
- Huge potential
- Large approx. 25m back garden
- Garage
- Off street parking for multiple cars
- LUAS mins walk
- Dundrum Town Centre mins walk
- M50 only 2.5km away

BER: E1 BER No. 110739166  
EPI: 329.21 kWh/m<sup>2</sup>/yr



View By Appointment  
Asking Price: €545,000

## DNG Stillorgan

18 Lwr Kilmacud Road, Stillorgan, Co. Dublin  
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**Negotiator:** William Bradshaw  
0868056703

PSL 002049



For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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