



112 Clonard Drive, Dundrum, Dublin 16 D16W880

132 m² / ?? ft²

DOUGLAS NEWMAN GOOD

DNG

112 Clonard Drive, Dundrum, Dublin 16 D16W880

DNG presents this excellent four bedroom family home to the market. Boasting a south west facing garden which is not overlooked and spacious accommodation throughout, 112 Clonard Drive is sure to tick a lot of boxes for prospective buyers. The property is presented in good condition however the new owner is likely to upgrade and modernise throughout. Accommodation on the ground floor comprises entrance hallway, kitchen, dining room, living room, guest W.C. and garage, whilst upstairs there are four double bedrooms and family bathroom.

Clonard itself needs little introduction. Well known as a family friendly neighbourhood, it offers tree lined quiet roads and wide paths. Indeed the house is situated just 500 meters from Ballawley Park which contains two well equipped playgrounds. This tranquil residential enclave is within a mere fifteen minute walk of Dundrum town centre with its wide range shops and restaurants. Clonard is well served by public transport with both the Balally and Dundrum stops on the green LUAS line within easy walking distance. Multiple bus routes are close by. The M50 is within a five minute drive of the property and offers links to all key national routes.

A host of nearby schools include St. Olaf's, Holy Cross and Ballyroan national schools as well as Mount Anville, Our Lady's Grove, St. Tiernans, St. Benildus and Wesley College. Viewing of this property is highly advised.

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Accommodation

Hallway 5.50 x 1.38

Spacious hallway with access to:

Kitchen 3.81 x 3.75

Fully fitted kitchen with wall and base units. Sliding glass door to garden.

Dining room 3.64 x 3.63

Bright room to rear that adjoins kitchen and living room.

Living room 4.86 x 3.61

Spacious room with feature fireplace.

Garage 4.65 x 2.26

Large garage accessible from both the house and driveway.

Guest wc 1.50 x 1.04

W.C. whb.

Landing 3.52 x 1.88

Access to:

Hot press 0.68 x 0.56

Hot water cylinder, shelved storage.

Bedroom 1 4.12 x 3.93

Spacious and bright double bedroom to front, built in wardrobe.

Bedroom 2 3.75 x 2.86

Spacious double bedroom to rear with fabulous outlook.

Bedroom 3 3.51 x 2.90

Double bedroom to front.

Bedroom 4 3.72 x 2.42

Double bedroom to rear.

Bathroom 2.77 x 2.08

Bath, separate shower cubicle, W.C. whb, tiled flooring, part tiled walls.

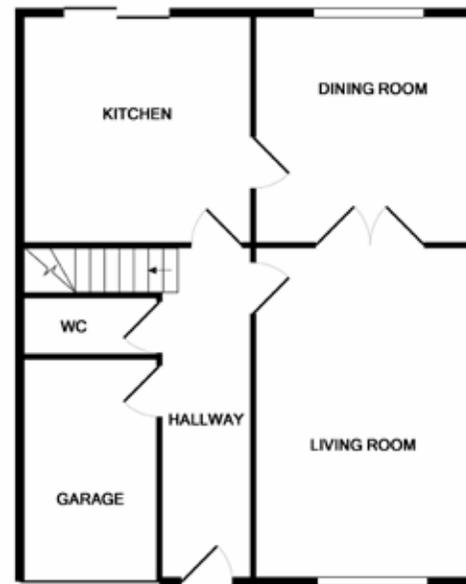
Features

- Approx. 132 sqm.
- 4 double bedrooms
- Gas central heating
- Sunny south west facing garden
- Not overlooked to rear
- Superb mature location
- Double glazed windows
- Ballawley Park 500m away
- M50 5 minutes away
- LUAS approx. 15 minutes walk

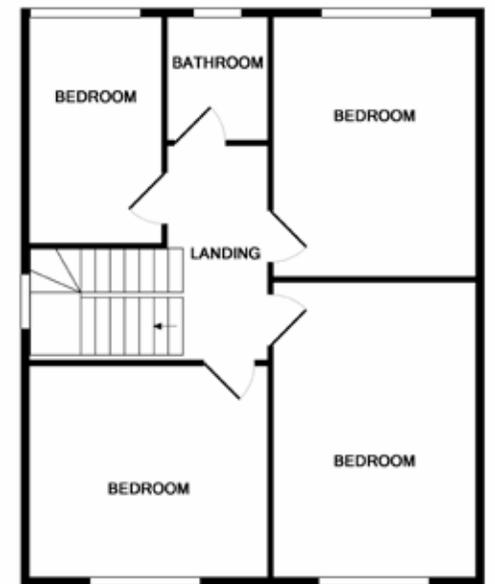
BER: E1 BER No. 109944553 Energy Performance Indicator: 335.91 (kWh/m²/yr)

[View By Appointment](#)

Asking Price: €545,000



GROUND FLOOR



1ST FLOOR



DNG Stillorgan

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Negotiator:

William Bradshaw 086 80567030
PSL 002049

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.



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