

An ideal house to host guests... or just to put your feet up and relax



KILMORE, 45 PARKVALE
 Sandyford Road, Dundrum, Dublin 14
PRICE: €1,375,000
FOR SALE

SOMETIMES we like to entertain, while on other occasions all we look for in a house is some peace and quiet in our own surroundings. Today's Hot Property, Kilmore in Dundrum, strikes that balance perfectly.

Kilmore offers two very large reception rooms ideal for entertaining, plus a superb kitchen-cum-breakfast room fully equipped, ideally suited for today's modern lifestyle with two dining rooms and big lounge/study.

There are five good-sized bedrooms with five bathrooms and is ideal for larger families. It has everything: a detached garage, outside storerooms, great privacy in the garden and a roof terrace and balcony.

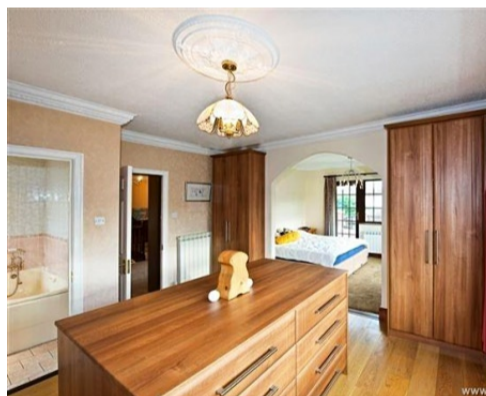
It is the largest house in the Parkvale estate and has been built and maintained to a very high standard on a fantastic large corner site, allowing space for two detached garages, big driveway, lawn and patio areas.

This home has had a number of upgrades since



last purchased in 2012 to include the following:

- The central heating system was recently upgraded to a high efficiency gas system with combi boiler.
- Completely repainted throughout.
- High-quality oakwood floor in the living room and sitting room and new carpets and



timber floors in all bedrooms and landings.

- Two new bathroom ensuites added to bring the total bathrooms to five (three ensuite, family bathroom and ground floor guest WC).
- Cavity insulation throughout the house.
- Balcony on the first floor is tanked for damp proofing and dressed with gravel.



- New luxury dressing room put in place of bedroom 5, this spacious room has a 10-press wardrobe with centre island dressing table.
- Lounge/Study room has built-in bookcases and timber floor.

The agents are Finnegan Menton. Contact (01) 614 7900.



CRAGG Birdhill, Tipperary

€275,000

CRAGG is a four-bed bungalow on a large open site. Located on a quiet country road, it is only a short drive to amenities including the University of Limerick, Plassey Technological Park, Castletroy College, the N7 and only a few minutes from Birdhill Primary School. An ideal family home with uninterrupted views of the countryside and spacious accommodation. The interior is spacious. The living room has a solid fuel stove with redbrick chimney breast, French doors to the dining room and sliding patio doors to the rear decking. There is a sun room and that all-important utility room. The master bedroom is en suite. The agents are DNG Cusack Dunne. Contact (061) 209 000.

