



65 Mulvey Park, Dundrum, Dublin 14, , D14AH77

Beirne
& Wise

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For Sale By Private Treaty

No. 65 is a most attractive residence with a distinctive, modern facade. It enjoys an elevated position overlooking the expansive open green area. It is well situated in this sought after development just off the Dundrum Road. The property was extended and refurbished in 2015, and it now presents as stylish home ready for immediate occupation. Special features include an enclosed tiled porch, semi-solid engineered wooden flooring, internal part glass paned doors, new boiler and vertical wall radiators downstairs. There are front and rear gardens, and a side entrance leads to the rear garden; this is very large (L35m/115ft) and enjoys the enviable southerly orientation. There is potential for further extensions (subject to planning permission), there are many examples of different extensions throughout Mulvey.

No. 65 will appeal to a wide range of buyers looking to purchase in a well-established neighbourhood, it is very peaceful and quiet yet it is very close to a range of amenities, and St Stephens Green. The accommodation extends to 81sq.m/870sq.ft approximately; it comprises of an entrance hall, living room, dining/family room, and kitchen downstairs. Upstairs there are two bedrooms and the bathroom.

The location is one of great convenience, close to all the amenities of Dundrum including the Town Centre, a good selection of established junior and senior schools, and the LUAS at Windy Arbour provides speedy access to city and beyond. It is within easy reach of UCD Belfield. The M50 is very accessible and there several buses routes on the Dundrum Road. The Dodder Linear Park at Milltown is just minutes away offering a pleasant walk or cycle along the river to Clonskeagh and Donnybrook.



Special Features

- Excellent decorative condition
- Potential to extend to the rear (subject to planning)
- Walking distance to bus routes and the LUAS in Windy Arbour
- Elevated site overlooks open green
- Spacious well utilised space of 81 sq. m (870 sq.) approx
- Very large south facing rear garden 35m/115ft
- Close to Dundrum Town Centre and local amenities
- On street parking

View

Strictly by appointment with the selling agents Beirne & Wise, Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444



• GFCH/Alarm



Accommodation

ENTRANCE HALL

4.92m x 1.59m

A light filled welcoming hall with window and semi-solid engineered wooden flooring

LIVING ROOM

4.92m x 2.98m

This is a spacious bright reception room to the front aspect; with semi-solid engineered wooden flooring, and a reclaimed cast iron open fireplace of Scottish origin, c. 1800.

DINING/FAMILY ROOM

4.79m x 3.32m

This is a large bright room with windows to the side and rear, both with made to measure Hillary blinds (blackout), and one with a fitted wooden shutter. It features a semi-solid engineered wooden floor, and a cast iron wood burning stove with a slate and firebrick surround. There is access to the under stairs storage. The original double doors open into the kitchen

KITCHEN

3.74m x 2.80m

Presented in grey and white tones with a large picture window overlooking the rear garden, this is a stylish and functional kitchen with every modern convenience. It features a range of grey wall and floor mounted units with complimentary counter tops, and white subway tiled splashback. There is a large red Smeg cooker with a 5 ring hob and an oven, an integrated dishwasher, washing machine, fridge freezer, and an overhead extractor fan. There is a door leading out to the rear garden

UPSTAIRS

BEDROOM ONE

3.45m x 3.40m

This is the principal bedroom with a view to the front and open green area; it is a generous double room with wardrobes fitted by SKÖN design, and the window features a made to measure Hillary blind (blackout)

BEDROOM TWO

3.00m x 2.80m

This is another double bedroom, the window with made to measure Hillary blind (blackout), overlooks the rear garden

BATHROOM

1.82m x 1.48m

The bathroom is tastefully tiled throughout, it boasts a bath with chrome rain shower attachment, a w.h.b. set in a vanity pedestal, wall mirror, a w.c. and a chrome heated towel rail



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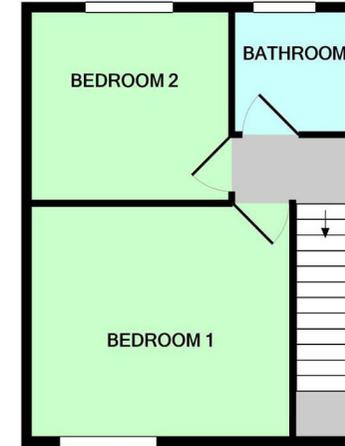
GARDENS

The gardens are a special feature of the property; the front garden is bounded by railings and mature hedging. Steps flanked by mature planted beds lead to the garden with pebbled areas and a pathway to the partially enclosed, tiled entrance porch. There is a gated, side entrance (L9m) leading to the large south facing rear garden. The fenced rear garden (L35m/115ft), is laid out mostly in lawn with a sheltered deck area, there is a large block built storage shed and a garden shed. There is potential to extend the property (subject to planning permission)









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Beirne
& Wise

Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie