

we'll take you home

vincent  
**FINNEGAN**

For Sale by Private Treaty  
€645,000

## 5 Dun Emer Drive, Dundrum, Dublin 16

Spacious 4 bedroom semi detached family home, superbly located in mature residential development off the Sandyford Road, on an excellent elevated site overlooking an open green area to the front and with wonderful surrounding gardens to the rear and Ballawley Park on the door step.

Dundrum Town Centre, with its excellent shopping and numerous leisure options is just a short stroll away. Balally LUAS station and other transport options are close-by with access to M50 (Exit 13), providing ready access to all major routes and Dublin airport, just a few minutes drive away. There is also an excellent choice of well established schools and colleges in the area including Mount Anville, Holy Cross, Taney NS, Wesley College, Notre Dame, De La Salle and UCD.

Accommodation briefly comprises: porch, entrance hallway, living room, family room, TV/breakfast room, kitchen and garage. Upstairs there are 4 bedrooms and family bathroom plus access to attic. There is excellent potential to extend the property, i.e., into the garage and possibly above it, making it a double fronted property and also into the spacious cut roof attic. Any such development would require planning permission.

Viewing is highly recommended.



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

## FEATURES

- LOCATED IN A SUPERB MATURE DEVELOPMENT OFF SANDYFORD ROAD
- BESIDE DUNDRUM TOWN CENTRE, BALALLY LUAS STATION AND BALLAWLEY PARK • CLOSE TO M50
- PRIVATE AND MATURE ENCLOSED REAR GARDEN • TOTAL FLOOR AREA REGION 137 SQM/1,483 SQFT (INCLUDING GARAGE)
- CONVENIENT TO NUMEROUS SCHOOLS AND COLLEGES • GAS FIRED CENTRAL HEATING • EXCELLENT OFF STREET PARKING
- BURGLAR ALARM • POTENTIAL TO EXTEND AT SIDE AND INTO THE ATTIC (SUBJECT TO PP)

## DETAILS OF ACCOMMODATION

**PORCH:** (c.2.66m x 1.02m) Sliding door, tiled floor, leading to: -

**ENTRANCE HALL:** (c.2.41m x 3.51m) Spacious hallway with under stairs storage.

**LIVING ROOM:** (c.4.24m x 4.22m) Feature tiled surround fireplace, double glass panelled doors to: -

**FAMILY ROOM:** (c.3.79m x 3.65m) Door to: -

**BREAKFAST/TV ROOM:** (c.4.61m x 3.02m) Step down to :-

**KITCHEN:** (c. 4.24m x 2.40m) Worktop, extensive range of built in presses, double bowl sink unit & draining board, free standing oven, washing machine, tiled floor and walls, skylight, door to: -

**GARAGE:** (c.4.88m x 2.41m) Up and Over door to front, shelving, gas boiler, electrical points and light.

### FIRST FLOOR

Bright Landing with hot press off.

**BEDROOM 1** (front): (c.3.67m x 3.62m)  
Extensive range of built in wardrobes.

**BEDROOM 2** (rear): (c. 3.86m x 3.30m )

**BEDROOM 3** (rear): (c. 3.41m x 2.43m)

**BEDROOM 4** (front): (c.3.41m x 2.60m max)

**BATHROOM:** (c.2.50m x 2.08m) Large shower unit with instant hot water unit, wc, free standing whb, heated towel rail, extensively tiled.

### ATTIC:

Cut roof attic, potential to convert subject to p.p.

**OUTSIDE:** Private enclosed rear garden and mature surrounds. (c. 14.65m x 9.70m) and front garden with parking.

### NEGOTIATOR:

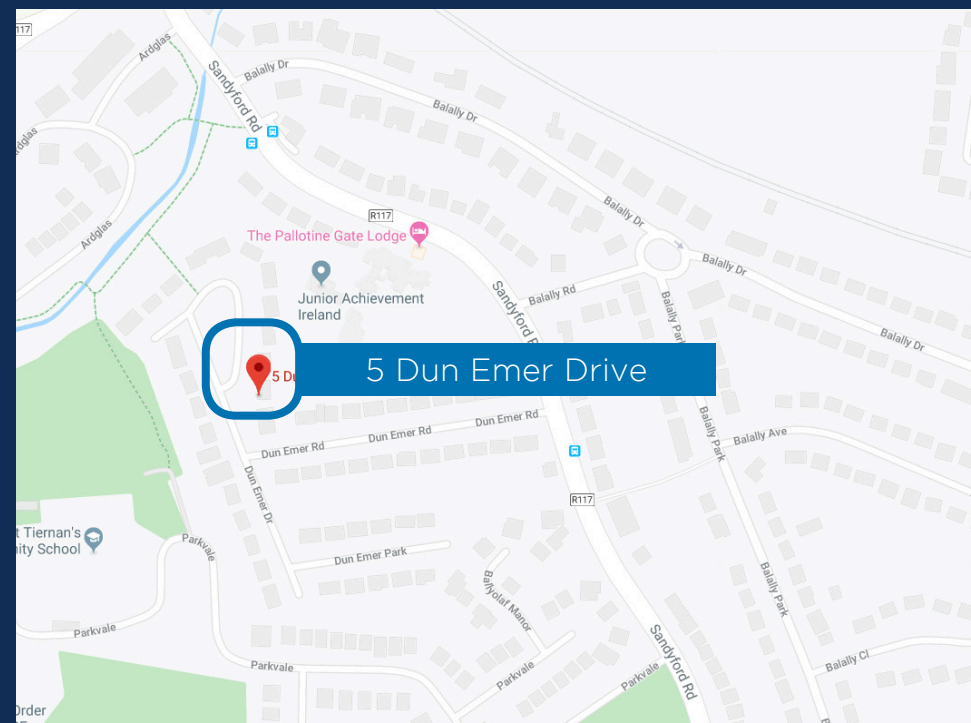
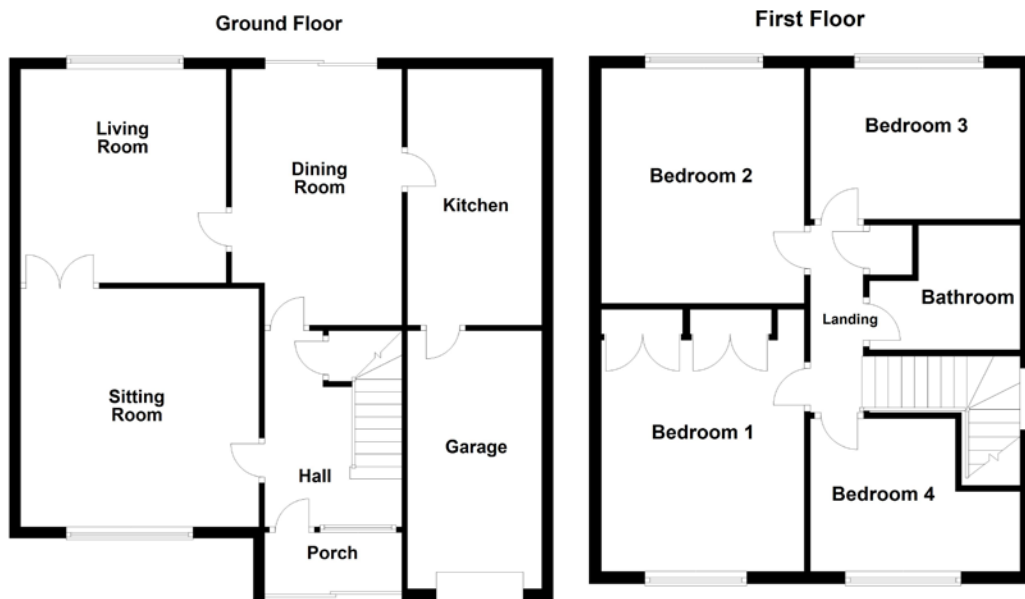
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### ASKING PRICE

€645,000







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