



## 19 Kingston Grove, Ballinteer, Dublin 16

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109 m<sup>2</sup>



# 19 Kingston Grove, Ballinteer, Dublin 16

Number 19 is an impressive three bedroom home with the benefit of an additional attic room. Extended to the rear, the back of the house is simply flooded with natural light. It is south facing and therefore benefits from all day sunshine. This homes new owner would have little or nothing to spend on updating as it is presented in excellent and walk in condition. A spacious living room with open fireplace is ideal for cosy winter evenings while the open plan kitchen to the rear is the perfect place for family time or entertaining. On the first floor three generous sized bedrooms are present as well as a modern shower room. A staircase leads to the attic where a clever conversion has taken place providing additional space for growing families.

The raised back garden soaks in all day sunshine with thanks to an excellent south facing aspect. Mature planting surrounds and gives excellent privacy, while the paved patio area is ideal for outdoor dining. A covered side passageway allows for great storage and access for bikes and suchlike. To the front there is a driveway with off street parking for two cars with a border of bedding and evergreen hedging.

The location needs little introduction. Kingston is a desirable residential estate within walking distance of many everyday amenities. Supervalu Shopping Centre is located an easy distance away, as is the M50 Motorway. Access to Dundrum Town Centre and the Luas is a short journey away as are several schools. For those who enjoy the outdoors the Dublin Mountains are very close by so have your Hiking Boots or Mountain Bikes ready as this location is ideal.

Overall this fine home offers beautiful accommodation and is ready to just hang your hat.



## Accommodation

Hallway 5.20 x 1.91

Guest W.C. 1.45 x 0.80

Kitchen 5.97 x 5.76

Living room 5.11 x 3.96

Bedroom 1 4.16 x 3.83

Bedroom 2 4.00 x 3.50

Bedroom 3 2.56 x 2.50

Attic room 3.94 x 3.85

Bathroom 2.03 x 1.65

## Features

- Walk in condition
- Attic conversion
- Approx. 109 sqm. plus 15sqm. in the attic
- 2 bathrooms
- Cul de sac location
- Gas fired central heating
- South facing landscaped garden
- Large green area adjacent
- Marlay Park 10 mins walk
- Dundrum Shopping Centre 15 mins walk
- M50 2 mins drive
- Great selection of schools

BER: D1 BER No.111303137  
EPI: 250.93 kWh/m<sup>2</sup>/yr

View By Appointment

Asking Price: €495,000

**DNG Stillorgan**

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