



1 Taney Green

Taney Road, Dundrum, Dublin 14

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INTERNATIONAL REALTY

1 Taney Green, Taney Road, Dundrum, Dublin 14

Features

- A stunning family home ideally located on a sought-after residential road in Dundrum, offering approximately 223 sqm (2,400 sqft) of spacious and elegant living accommodation.
- All internal walls and ceilings feature high-spec noise reduction insulation for maximum comfort and privacy.
- Four generously proportioned double bedrooms to include two luxurious ensuite bedrooms, all with contemporary built-in wardrobes, offering style and functionality.
- High-quality fitted kitchen complete with top-of-the-line integrated appliances, perfect for family living and entertaining. Featuring natural stone floors.
- High quality fitted bathrooms with natural stone floors and finished to a luxurious standard throughout with heated chrome towel rails.
- Contemporary quality fixtures and fittings, built in wardrobes and spacious walk-in wardrobe in primary bedroom.
- Covered car port extending to approx. 36 sqm (387 sqft), providing parking for two vehicles and equipped with electric vehicle charging capability.
- Enjoy easily maintained landscaped front and rear gardens with ideal south and west-facing aspects for all-day natural light.
- Timber frame construction, high levels of insulation, Ultima, party wall insulation, gas fired central heating with thermostatically controlled radiators, roof mounted solar photovoltaic panels, double glazed windows
- Security cameras to front and rear.
- Cat 5 cabling for high-speed broadband to all living and bedroom areas.
- Superb location offers an enviable blend of convenience, lifestyle, and connectivity in one of Dundrum's most sought-after residential areas.





A truly outstanding exceptional family home in the heart of Dundrum, this architecturally striking home combines modern luxury with elegant design to offer bright, spacious accommodation over two meticulously presented floors. Extending to a generous 223 sqm (2,400 sqft), this exquisite property is perfectly suited to contemporary family life. This is an extraordinary opportunity to acquire a stunning family home that perfectly blends luxury, comfort, and convenience in one of South Dublin's most desirable neighbourhoods.

Entered through a welcoming entrance hall, complete with a well-appointed cloakroom and generous guest WC featuring discrete floor-to-ceiling concealed storage. To the front, a versatile room serves as an ideal home office, study, TV room or den, enhanced by dual aspect windows and custom-built shelving and desk units. To the rear, the heart of the home lies in the expansive open-plan kitchen, dining, and family area, designed to maximise natural light with strategically positioned windows and elegant French patio doors. This westerly-facing space is flooded with afternoon and evening sunshine. The bespoke kitchen features a premium range of cabinetry, quality integrated appliances, and a convenient island unit for entertaining and everyday family life. The adjoining family area includes a custom-built media unit and leads seamlessly into a spacious living room which can be closed off with sliding pocket doors overlooks the landscaped front garden. The plumbed utility provides own door access, houses closed off with sliding pocket doors and overlooks the comms unit and gas boiler. Upstairs there are four beautifully finished double bedrooms all of which offer comfort and style. The luxurious primary suite is a real wow with walk in floor to ceiling wardrobes and a private ensuite with luxurious fittings and fixtures. The second bedroom also boasts an ensuite bathroom, while all bedrooms feature



generous built-in storage. An additional room on this level is currently used as a home office and benefits from Velux windows, offering flexible use depending on the needs of the new owners. The generous attic is floored for storage and is accessible via a stira staircase. Externally, the property continues to impress. A covered car port offers parking for two vehicles at the front, with beautifully landscaped, low-maintenance gardens to both front and rear. The sunny, south westerly rear garden is laid out in distinct sections, featuring astroturf lawn, a paved patio, and paved driveway accessed via electric gates from Taney Road complete with two gardens sheds providing additional storage and extra play space for a growing family.

Nestled on the highly regarded Taney Road, this superb location offers an enviable blend of convenience, lifestyle, and connectivity in one of Dundrum's most sought-after residential areas. Just a short stroll from the vibrant Dundrum Village and the renowned Dundrum Town Centre, residents enjoy immediate access to a wide variety of shopping, dining, and entertainment options. Families will appreciate the proximity to several excellent primary and secondary schools, while students and professionals benefit from the nearby University College Dublin (UCD) campus. For those who value the outdoors, the leafy Airfield Estate and scenic Marlay Park Urban Trail are ideal for weekend strolls, family outings, or daily exercise. Taney Road also boasts exceptional transport links, with Dundrum and Balally Luas stations just minutes away, numerous Dublin Bus routes servicing the area, and immediate access to the M50 motorway, making travel across Dublin and to surrounding counties effortless. Whether it's for families, professionals, or downsizers seeking comfort, convenience, and community, Taney Road offers a superb lifestyle in a truly connected and thriving location.



Accommodation

Ground floor

Entrance Hall: 2.4m x 4.9m (7'8" x 16'0") tiled floor, alarm panel, column rad, spotlight, access to cloakroom for storage, wall panelling.

Guest WC: 1.2m x 3.3m (3'9" x 10'8") WC, WHB, floor to ceiling storage, heated towel rail, mirror storage.

Study: 3.2m x 3.8m (10'4" x 12'4") dual aspect with double glazed windows to front and sides, wood floor, built-in storage and desk, track spotlight.

Kitchen/Dining/Family: 5.3m x 8.8m (17'3" x 28'8") AEG microwave/combi-oven, AEG double oven, pantry storage, wine-rack, drawer storage, AEG 5 ring gas hob, Faber extractor fan, Silestone worktop, double sink with mixer tap, filtered water tap, bin storage, Bosch integrated dishwasher, spotlights, pendant light, column radiator, surround sound system, French patio doors, tiled marble floor, AEG pantry fridge and freezer, island and media unit into

Utility: 2.4m x 2.3m (7'8" x 7'5") plumbed for washing machine and dryer, stainless steel sink, swan neck tap, floor to ceiling storage, marble floor, heating control, comms unit, Ideal Vogue S26 Gen 2 gas boiler, French patio door, spotlights, double glazed window.

Living Room: 4.8m x 3.5m (15'7" x 11'4") wood floor, centre pendant, built-in media/storage unit, double glazed windows to front with shutters, sliding pocket doors.

First Floor

Main Bedroom: 6.0m x 4.8m (19'6" x 15'7") double glazed window to the front, two pendant lights, thermostatic radiator.

Ensuite: 1.8m x 4.0m (5'9" x 13'1") natural stone floors, push button WC, dual WHB, heated towel rail, pumped shower, spotlights, double glazed window, quadrant shower, recessed

shelving, storage.

Walk in Wardrobe: 1.5m x 4.0m (4'9" x 13'1") floor to ceiling built-in storage, pendant light, Velux window.

Bedroom 2: 4.4m x 3.9m (14'4" x 12'7") floor to ceiling built-in wardrobe, pendant light, double glazed window to front and side.

Ensuite: 1.2m x 3.0m (3'9" x 9'8") natural stone floor, WC, WHB, pumped shower, extractor fan, storage.

Bedroom 3: 3.2m x 4.1m (10'4" x 13'4") floor to ceiling built-in wardrobe, radiator, double glazed window to front, centre pendant.

Bedroom 4: 3.9m x 4.1m (12'7" x 13'4") floor to ceiling built-in wardrobe, double glazed window, radiator, centre pendant.

Bathroom: 1.8m x 3.8m (5'9" x 12'4") WC, WHB with storage underneath, lighted mirror, natural stone floors, heated towel rail, pumped shower, jacuzzi bath, recessed shelving, spotlights.

Study: 3.4m x 3.8m (11'1" x 12'4") pendant light, radiator, 2 Velux windows, floor to ceiling storage.

Attic: with pull down stairs, floored for storage.

BER Information

BER: A3

BER No:109921429

EPI: 55.54 kWh/m²/yr

Eircode

D14 HW80



Outside

The cobble lock driveway located to the front offers generous covered parking for two cars, electric car charging point, with gated access to the rear garden and door into the utility room. An astro turf lawn sits outside the living room to the rear. There are three gated pedestrian entrances to the rear of the house. The granite paved patio opens out onto a gated driveway accessed from Taney Road. The rear gardens are landscaped with raised planted flowerbeds complete with outdoor lighting and tap. There are two garden sheds for any further storage requirements.



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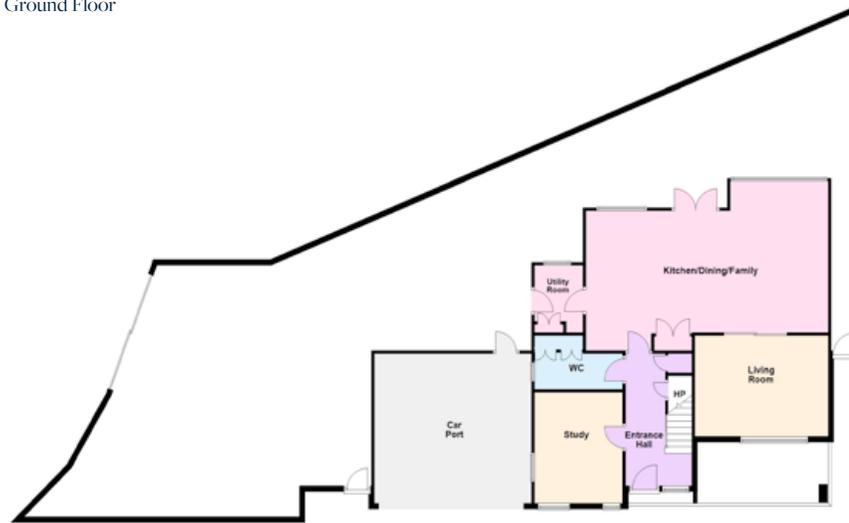
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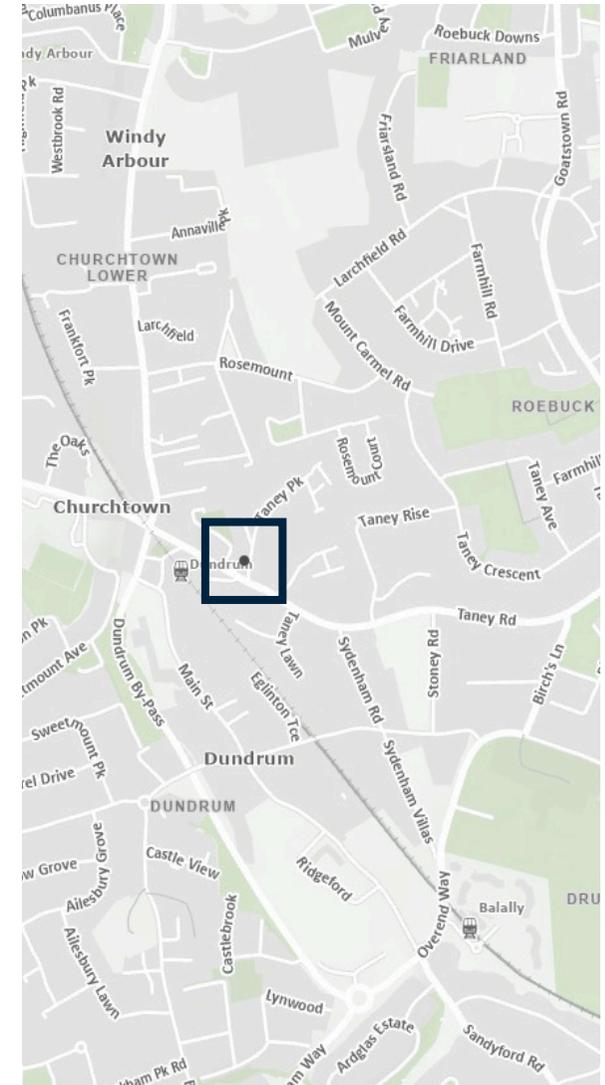
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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