

we'll take you home

vincent
FINNEGAN

For Sale by Private Treaty
€575,000

11 Kingston Grove, Ballinteer, Dublin 16

Bright and spacious semi-detached family home measuring approximately 97.17m² /1,046ft²) plus attic level (16.90m² approx.), located in a quiet cul-de-sac, beside a large green with a private south facing rear garden. The property has been upgraded and modernised throughout and features double glazed windows and doors, an upgraded kitchen and bathroom, open plan kitchen/breakfast room, gas fired central heating system and burglar alarm. Accommodation briefly comprises: entrance hallway, living room, kitchen/breakfast room, three bedrooms, attic conversion and main bathroom.

Ideally positioned just off the Ballinteer Road, it is close to a wealth of amenities including Marlay Park, public transport, schools, colleges, restaurants and shopping including Dundrum Town Centre. Balally LUAS station is a short walk away while the nearby M50 provides easy access to all major national routes.

Viewing is highly recommended.

BER C1



TELEPHONE: 01 298 4695

www.finnegan.ie

FEATURES

- UPGRADED AND MODERNISED THROUGHOUT • MODERN KITCHEN AND BATHROOM
- OPEN PLAN KITCHEN/BREAKFAST ROOM • HAND PAINTED IN FRAME KITCHEN UNITS
- KITCHEN FEATURING STANLEY RANGE AND ISLAND COUNTERTOP • UNDERFLOOR HEATING IN KITCHEN
 - ATTIC CONVERSION APPROX. 16.90m² • COMPLETE NEW GAS HEATING SYSTEM INSTALLED 2019
- PLUMBED FOR GUEST WC • BURGLAR ALARM • MINUTES WALK BALALLY LUAS AND DUNDRUM TOWN CENTRE
 - SHORT DRIVE TO M50 • DOUBLE GLAZED WINDOWS AND DOORS • FRONT DRIVEWAY PARKING
 - ENCLOSED SIDE PASSAGE CREATING EXCELLENT STORAGE • PRIVATE SOUTH FACING REAR GARDEN

DETAILS OF ACCOMMODATION

GROUND FLOOR:

HALLWAY:

(3.06m x 1.92m) Canadian Pine floor, recess lights.

UTILITY:

Plumbed for washing machine, fitted shelves, gas boiler.

LIVING ROOM:

(4.09m x 3.97m) Solid fuel stove, built in corner tv unit, fitted blinds, tv point, bay window (3.02m x 0.96m) with built in bench and shelves, archway to -

KITCHEN/BREAKFAST ROOM:

(6.02m x 3.56m) Fully fitted modern hand painted kitchen with comprehensive range of wall and base units, Belfast sink, integrated dishwasher, integrated fridge and separate freezer, extractor fan, Stanley range with 6 gas rings, two ovens, grill and warming tray, large unique combination quartz and hardwood island counter-top with integrated wine cooler, recess lights, quartz splash back, radiator cabinet fitted roller

blind, sliding patio door leading to enclosed pergola/seating area (2.80m x 1.80m) and on to the rear garden.

FIRST FLOOR

LANDING:

Recess lights and fitted blinds.

BATHROOM:

Cabinet whb, corner shower unit with rainfall shower head, Wc, fully tiled floor and walls.

BEDROOM 1:

(3.79m x 3.42m) Fitted sliderobes (x2), oak floor and fitted blinds.

BEDROOM 2:

(3.86m x 3.62m) Oak floor, fitted blinds, curtains, spot lights, radiator cabinet, hot press and tv point.

BEDROOM 3:

(2.60m x 2.51m) Oak floor, fitted blinds and tv point.

ATTIC CONVERSION:

(4.58m x 3.70m) Velux window and eaves storage.

EXTERIOR

FRONT: Front driveway with off street parking, enclosed side passage wired for tumble dryer.

REAR: South facing private rear garden, extensive raised timber decking area, discreet garden lighting and water tap.

BER:

C1

ASKING PRICE:

€575,000

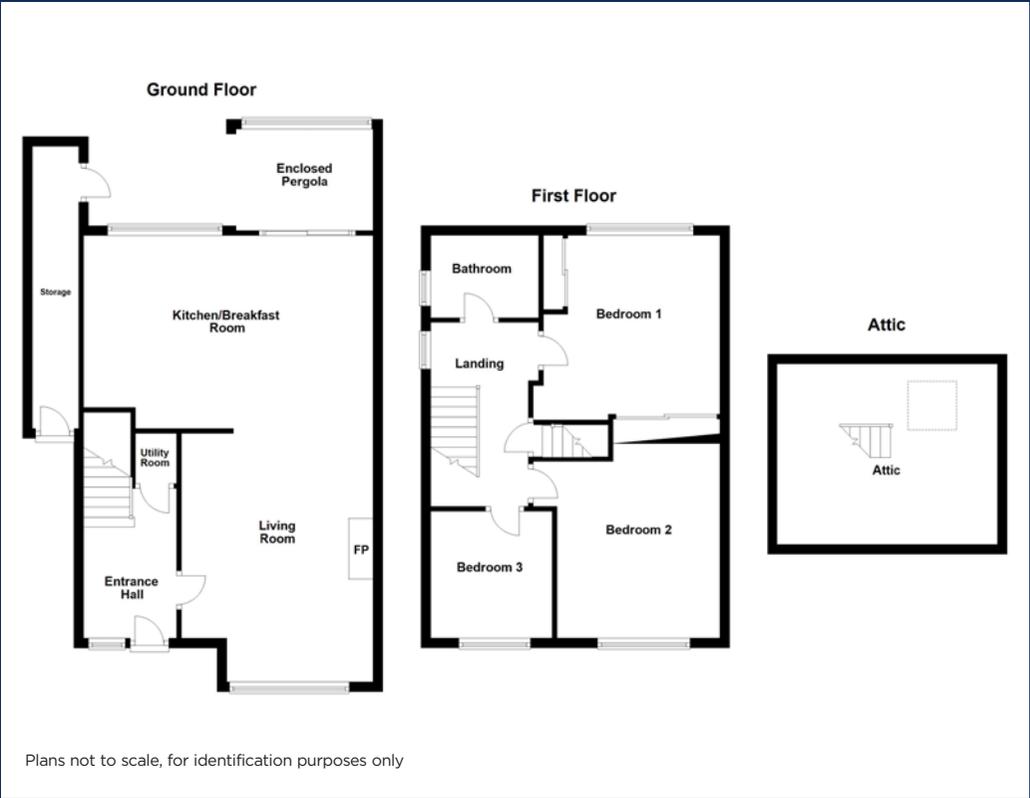
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