

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 97.17m<sup>2</sup> /1,046ft<sup>2</sup>) plus attic level (16.90m<sup>2</sup> 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](http://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. 16.90m<sup>2</sup> • 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

**NEGOTIATOR:**

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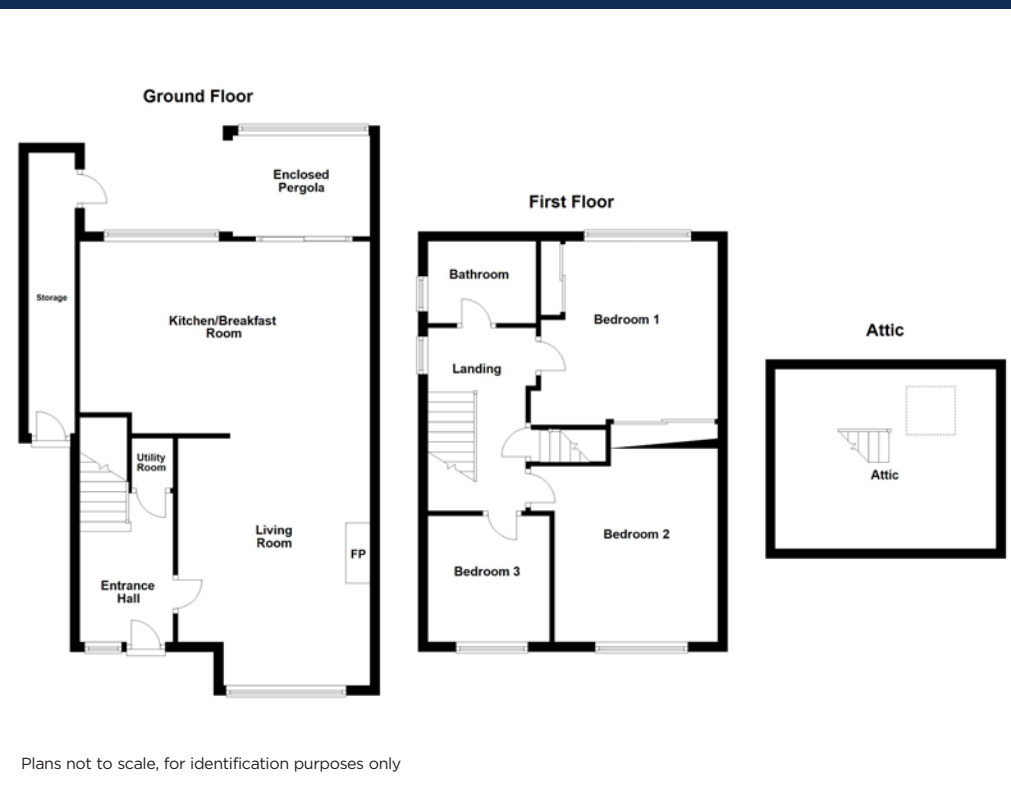












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