

we'll take you home

vincent  
**FINNEGAN**

For Sale by Private Treaty  
**€895,000**

## Glendhu, Ballinteer Road, Dublin 16

Glendhu, built c. 1948, is a most attractive and appealing detached 4 bedroom family residence of great character. Set back from Ballinteer Road and standing on approx. 0.14 acre of wonderfully seclude grounds, the rear garden is totally private and faces South West.

Externally the design is unique and interesting, while internally it is bright and roomy but could benefit from some modernisation and alteration/extension. The roomy accommodation briefly comprises entrance hallway, living room, sitting room and kitchen. Upstairs there are 4 bedrooms plus bathroom and separate wc. Outside the front garden readily accommodates several cars while the secluded rear garden extends to some 63' approx. There is also a garage.

The property is superbly located within easy walking distance of Dundrum Town Centre and LUAS, is close to Ballawley and Marlay Parks, the M50 and a host of educational facilities including Wesley College, Mount Anville, St Benildus College and UCD.

Viewing is highly recommended.



TELEPHONE: 01 298 4695

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

## FEATURES

- UNIQUE 4 BEDROOM DETACHED FAMILY HOME BUILT C. 1948 • WONDERFULLY SECLUDED GROUNDS OF APPROX 0.14 ACRE
- GAS C/H • BRIGHT AND SPACIOUS INTERNALLY • COMPLETELY PRIVATE REAR GARDEN FACING SOUTH WEST
- SUPERB LOCATION CLOSE TO DUNDRUM TOWN CENTRE, LUAS AND M50
- COULD BENEFIT FROM SOME MODERNISATION/EXTENSION

## DETAILS OF ACCOMMODATION

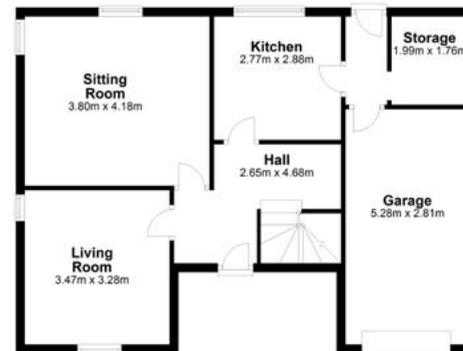
HALLWAY:	(c.4.68m x c.2.65m) Feature unique staircase to half landing and first floor. Under stairs storage.
LIVING ROOM:	(c.3.47m x c.3.28m) Tile surround fireplace.
SITTING ROOM:	(c.4.18m x c.3.80) Feature fireplace. Panel walls.
KITCHEN:	(c.2.77m x c.2.88m) Worktop, sink unit, plumbed for w/m door to rear hallway, door to pantry and door to rear garden from rear hall.
HALF LANDING BEDROOM 4:	(c.2.80m x c.2.67m)
FIRST FLOOR LANDING:	Large bright landing with hot press off.
BEDROOM 1:	(c.4.18m x c.3.80m) Front facing, fireplace.
BEDROOM 2:	(c.3.47m x c.3.28m) Fireplace. Range of built in wardrobes.
BEDROOM 3:	(c.2.80m x c.2.77m) Built in wardrobes.
BATHROOM:	Shower and whb. Fully tiled.
WC:	Separate wc.

OUTSIDE FRONT: GARAGE: REAR:	Parking for several cars, plus lawn, up and over door to (c.5.20m x c.2.71m) The totally private and enclosed rear garden extends to approx. 63' (long) x 48' (wide) and is a real feature of the property
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ASKING PRICE: €895,000

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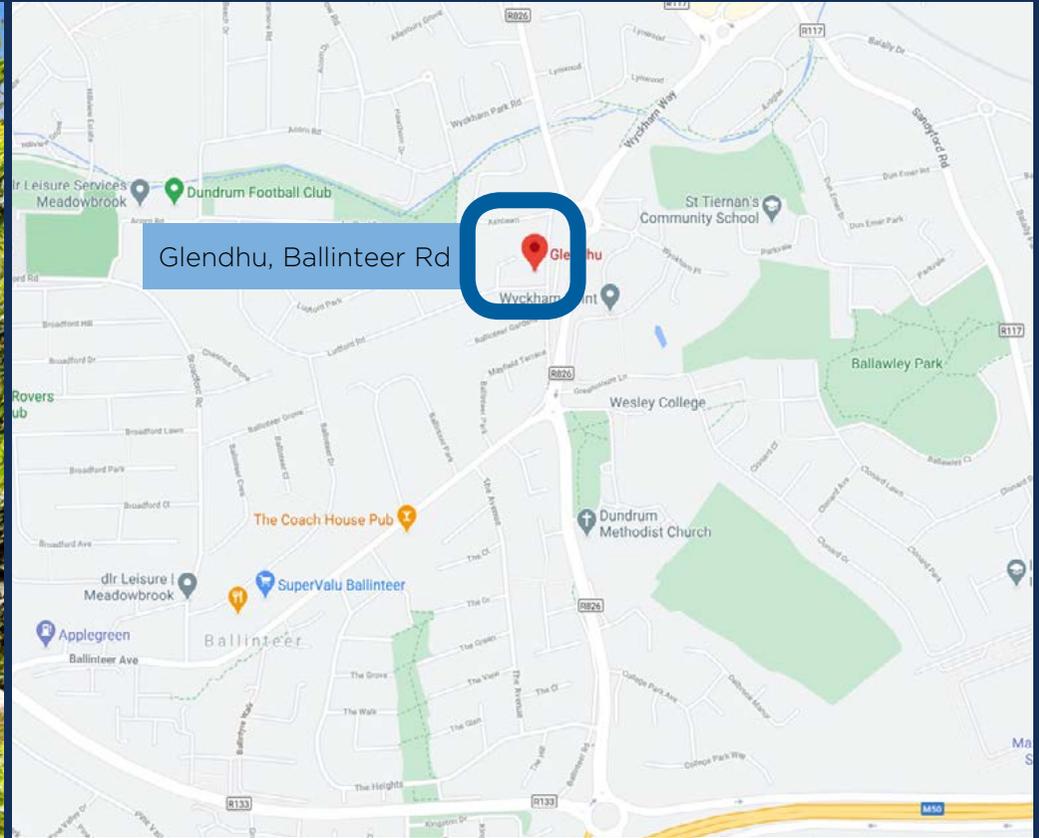


GROUND FLOOR



FIRST FLOOR





Vincent  
**FINNEGAN**

5 Lower Main Street,  
Dundrum,  
Dublin 14.

8 Anglesea Buildings,  
Upper Georges Street,  
Dun Laoghaire, Co Dublin.

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