



149 Mulvey Park, Dundrum, Dublin 14, D14YV83

Beirne
& Wise



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For Sale By Private Treaty

No. 149 is a most attractive end of terrace residence well situated in this sought after development off the Dundrum Road. The property was extensively refurbished in 2019, and it now presents as stylish home ready for immediate occupation. Special features include the new porch, windows, internal and external doors, heating system, plumbing, and rewiring. The rear extension was remodelled and reroofed with a new roof window, and the BER is B3. The interiors are most attractive with new kitchen, bathroom, wardrobes, architraves, skirting boards, and flooring.

There are front and rear gardens, and a side entrance leads to the rear garden. There is off street parking, and on street parking spaces. There is potential for further extensions (subject to planning permission), and there are many examples of different extensions throughout Mulvey.

No. 149 will appeal to a wide range of buyers looking to purchase in a well-established neighbourhood, it is very peaceful and quiet yet it is very close to a range of amenities, and St Stephens Green. The accommodation extends to 83sq.m/891sq.ft approximately; it comprises of an entrance porch, hall, living room, family area, and a kitchen downstairs. Upstairs there are two double bedrooms and a bathroom.

The location is one of great convenience, close to all the amenities of Dundrum including the Town Centre, a good selection of established junior and senior schools, and the LUAS at Windy Arbour provides speedy access to city and beyond. It is within easy reach of UCD Belfield. The M50 is very accessible and there several buses routes on the Dundrum Road. The Dodder Linear Park at Milltown is just minutes away offering a pleasant walk or cycle along the river to Clonskeagh and Donnybrook.

Special Features

- Excellent decorative condition throughout
- Potential to extend to the rear (subject to planning)
- Close to Dundrum Town Centre and local amenities
- GFCH/Alarm
- Spacious well utilised space of 83sq. m (891sq.ft) approx.
- Walking distance to bus routes and the LUAS in Windy Arbour
- On street parking

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

ENTRANCE PORCH/HALL

1.64m x 1.54m

With semi-solid wooden floor

LIVING ROOM

4.28m x 3.95m

Overlooking the front garden, with semi-solid wooden floor, modern gas fire, and sliding doors lead to the family area

FAMILY AREA

4.75m x 2.23m

The semi-solid floor continues through here, this is an ideal space for dining, office use or children's play area; there is access to the under stairs storage, and it is open plan with the kitchen

KITCHEN

4.24m x 3.47m

A very stylish kitchen with a large skylight window. It features every modern convenience; integrated oven, hob, extractor fan, dishwasher, washing machine and fridge freezer. There is a comprehensive range of wall and floor mounted units with quartz counter tops, and tiled splashback, a kitchen island with additional storage below completes the picture of this fine kitchen. Double doors open out to the rear garden

UPSTAIRS

BEDROOM ONE

3.46m x 3.18m

A spacious double bedroom to the front aspect, with laminate wooden floor, fitted blackout blind, built in wardrobes and closet space. There is access to the attic

BEDROOM TWO

3.36m x 2.59m

A double bedroom to the rear aspect, with laminate wooden floor, fitted blackout blind and fitted wardrobes



BATHROOM

With ornate tiled floor and partially tiled walls, there is a Villeroy & Bosch deep bath tub with tiled surround, rain shower and hand shower attachments, w.c., w.h.b. set in vanity unit with quartz shelf and wall mirror above

GARDENS

The gardens are a special feature of the property; the front garden is bounded by railings and walls, there is a lawn with cobble lock edging, and pebbled driveway providing off street parking. The gated, side entrance is pebbled and leads to the rear garden. The private rear garden (L11m), is laid out mostly in lawn with a patio area and a garden shed. There is potential to extend the property (subject to planning permission)

BER

BER No. 106974413

Output: 133.44 kWh/m²/yr





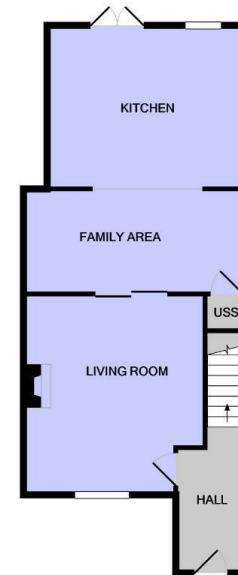




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1ST FLOOR



GROUND FLOOR

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