



Dalmac 101 Balally Drive, Dundrum, Dublin 16, D16HC53

Beirne
& Wise

101 Balally Drive, Dundrum, Dublin 16, D16HC53

For Sale By Private Treaty

Dalmac is an extended three bedroom semi-detached family home with an enviable south westerly rear garden, nicely situated in this quiet residential enclave. This impressive property has generous room proportions with large windows maximising all the available daylight. This is a well-cared for and updated home, however there is further scope to make this a truly modern family home with potential to extend into the rear garden (Subject to the relevant planning permission).

The accommodation briefly comprises; entrance hall, two interconnecting reception rooms, a kitchen/breakfast room and to the side an extension incorporating a wet room style shower room and adjoining laundry room again with further potential. At first floor there are three bedrooms and the family bathroom.

The location needs little introduction, within minutes of all the amenities the Dundrum Town Centre has to offer. It is within minutes of the Sandyford / Stillorgan Business Park, The Beacon Hospital and hotel, access to the M50, and the LUAS is only minutes away at Kilmacud. There is a selection of well-established junior and senior schools nearby and Airfield Estate and Marley Park are within easy reach.



Special Features

- Minutes walk to LUAS at Kilmacud
- Double glazed windows
- Floor area 105 sq. m. (1,130 sq. ft.) approx
- Southwest facing rear garden
- GFCH and Alarm
- Further potential to extend (subject to P.P)

View

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





Accommodation

PORCH

With sliding doors and tiled flooring.

HALL

Inviting hall with attractive with Georgiana styled glazed internal doors and access to under stairs storage.

LIVING ROOM

3.95m x 3.76m

With low level picture window, this is a fine reception room with a modern false centrepiece fireplace and interconnects to;

DINING ROOM

3.67m x 3.26m

Overlooking the rear garden; this is a well-proportioned room with a fireplace fitted with a coal effect gas fire and French doors lead to the sunny deck area.

KITCHEN/BREAKFAST ROOM

3.66m x 2.33m

Modern fitted kitchen with floor and wall mounted units, a carousel unit, tiled splash, back complete with hob, overhead extractor and built in oven. There is recessed down lighters in bulkhead over stainless steel sink. Access to;

LOBBY

With tiled flooring with side access through to front and rear gardens.

LAUNDRY ROOM

Plumbed for washing machine and drier.

WET ROOM SHOWER ROOM

Fully tiled with walk in shower, wc and whb and recessed lighting.

FIRST FLOOR

LANDING

Bright and airy with access to all the rooms.

BEDROOM ONE

3.94m x 3.76m

This is the principal room to the rear with built in mirrored slide robe and cupboard housing Hot Press.

BEDROOM TWO

3.68m x 2.93m

A good size double room to the front aspect with modern built in wardrobes with drawer unit and open shelving. There is a fold down ladder to the partially floored attic.



BEDROOM THREE

2.62m x 2.50m

A single room to the front, presently used as home office, with built in wardrobe and dressing table.

BATHROOM

Fully tiled with bath complete with overhead electric shower, w.h.b. and a w.c.

GARDENS

The walled front garden is designed with ease of maintenance in mind with generous off street parking and a selection of mature trees and shrubs with surrounding gravel. The wonderful south west facing rear garden 19m long x 9m wide approx. is not overlooked and is an absolute sun trap with sun from dawn to dusk. There is a sheltered raised deck area, meandering perimeter flower beds well stocked with mature trees and shrubs and a large well-tended lawn area.

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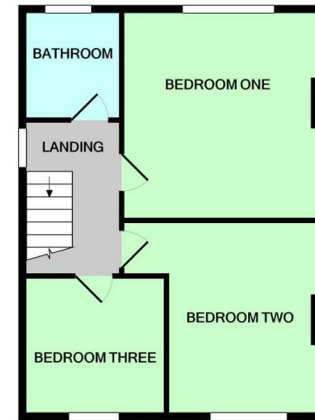
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Output: 308.59 kWh/m²/yr









1ST FLOOR



GROUND FLOOR

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