

# 66 ST. COLUMBANUS ROAD

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## DUNDRUM, DUBLIN 14



MID TERRACE 3 BEDROOM HOUSE WITH  
LARGE EASTERLY FACING REAR GARDEN,  
LOCATED 100 METRES FROM THE LUAS  
STOP AT WINDY ARBOUR.



**Finnegan  
Menton**

**01 614 7900**



## Location

The property is located on St. Columbanus Road just off Patrick Doyle Road. The property is located c.5km from Dublin City Centre and 2.5km to Dundrum Town Centre.

St. Columbanus Road is nestled between Churchtown Road Lower and the Dundrum Road. The property is located c.100 metres from the Luas stop at Windy Arbour and Our Lady's Clonskeagh National School.

## Features

- 100 metres to Windy Arbour Luas.
- 100 metre to Our Lady's Clonskeagh National School.
- Excellent location nestled between Milltown Golf Course and Dundrum and Milltown.
- Close to River Dodder and large Dodder Park area.
- Very Large Rear garden with lane access c.60 foot x 24 foot / 18m x 7.25m.
- Private gated driveway for parking.
- Extra on street parking and also a one way street.
- Mature residential estate built c.1950's
- Huge potential for excellent family home

## Description

Family home in excellent location beside Luas stop with large garden and lots of potential. The property is a mid terrace 3 bedroom house. There are 6 houses in the terrace. The accommodation extends to c.80sq.m. (c.870sq.ft.). The property has a large easterly facing rear garden with vehicular access and parking for two cars to the front driveway.

## Accommodation

*Floor Area: c.80 sq.m. (c.870 sq.ft.)*

Comprises an entrance hall, sitting room, living/dining room, kitchen, family bathroom, three bedrooms.

### GROUND FLOOR

**Entrance Hallway** - c.1.67m x c.3.34m. Alarm panel, under stairs storage, carpet, telephone point.

**Living Room / Dining Room** - c.5.29m x c.2.92m. Fireplace, tv point, carpet.

**Sitting Room** - c.3.25m x c.2.72m. Fireplace, carpet.

**Kitchen** - c.4.41m x c.1.84m. Fitted kitchen units complete wall and floor tiles, cooker, extractor fan, washing machine and fridge freezer. Back door entrance.

### FIRST FLOOR

**Bedroom 1** - c.3.61m x c.2.92m. Fireplace, carpet, built in wardrobes.

**Bedroom 2** - c.2.59m x c.2.28m. Fireplace, carpet, built in wardrobes.

**Bedroom 3** - c.3.21m x c.2.63m. Fireplace, carpet, built in wardrobes.

**Bathroom** - c.2.01m x c.1.59m. White bathroom suite comprising wc,whb, bath, electric shower, complete wall and floor tiling.

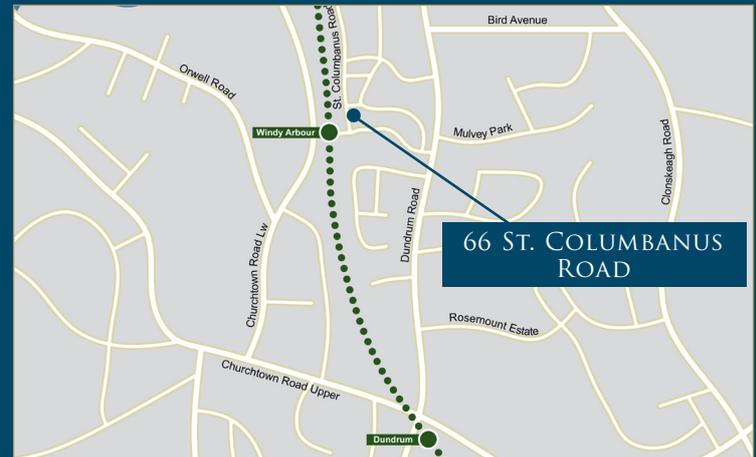
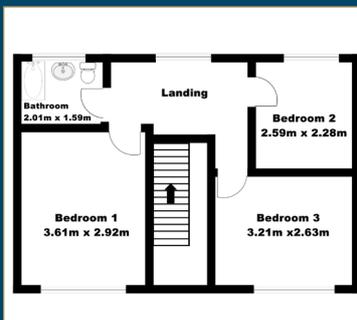
**Large Rear Garden** - c.18m / 60ft. (depth) x c.7.25m / 24ft. (width)

Vehicle access to the rear through gates access off a separate private rear laneway. Walled rear patio and tarmac area.

#### Ground Floor



#### First Floor



## Services

TV point, mains water, ESB and telephone laid on etc. Heating is gas fired central heating, parking for two cars in driveway.

## BER

E2 364.61kWh/m2/yr

## Guide Price

On application.

## Viewing

By appointment only with sole agents Finnegan Menton.

Contact Glenn Burrell (01) 614 7900 or [gburrell@finneganmenton.ie](mailto:gburrell@finneganmenton.ie).

## Directions

Located off Churchtown Road Lower turn left at Dropping Well pub coming from town, next left onto Patrick Doyle Road and first right is St. Columbanus Road. Property is signposted.

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