



## **141 Balally Drive Dundrum Dublin 16**

Enjoying a sunny West facing back garden (c.61' long) this bright, spacious 4 bedroomed (1 en suite) family home of c.1,727 sq.ft. (c.160 sq.m.), with garage, is located in a very mature development off Sandyford Road, Dundrum. Accommodation briefly features porch, reception hall, sitting room, spacious family room, very large kitchen / breakfast room, double glazed windows, gas fired radiator central heating and guest wc.

This location enjoys convenience to a range of amenities including Ballawley Park, and is just a few minutes' walk to the LUAS at Balally, Dundrum Town Centre with its excellent shopping, eateries and cinema.

Schools are well catered for with St. Olafs national school adjacent, St. Tiernans, Wesley College, and Taney National School to name just a few are nearby. Sandyford Business Park is just a few minutes away, as is access to the M50 and N11. Viewing is highly recommended.

**O'Mahony**



PropertyTeam

**O'Mahony Auctioneers**

Goatstown, Dublin 14

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## ACCOMMODATION:

**Porch:** With hardwood entrance door. Double doors to Hall. Tiled floor. Coving to ceiling.  
6' 4" x 4' 11"

**Hall:** With wood floor. Dado rail. Coving to ceiling. Understairs storage closet.  
13' 3" x 6' 0"

**Sitting Room:** With solid wood floor. Sliding doors to Living / Dining Room. Coving to ceiling.  
12' 8" x 12' 4"

**Living Room:** With marble fireplace incorporating inset coal effect gas fire. Coving to ceiling. Solid wood floor. Sliding patio door to back garden.  
18' 10" x 12' 0"

**Kitchen /B'fast Room:** With fitted presses. Plumbed for dishwasher. Ceramic floor tiles. Door to back garden. Recessed ceiling lights. Coving to ceiling.  
25' 8" x 9' 10"

**Guest w/c:** With w/c & washbasin. Ceramic floor tiles.

**Garage:** Up & over garage door. Plumbed for washing machine.  
17' 7" x 9' 5"





**Bedroom 1:** 18' 4" x 9' 5"  
En Suite double bedroom with built in sliding mirrored wardrobes.

**En Suite:** 9' 7" x 6' 9"  
With bath, w/c & washbasin. Tiled floor. Recessed ceiling lights.

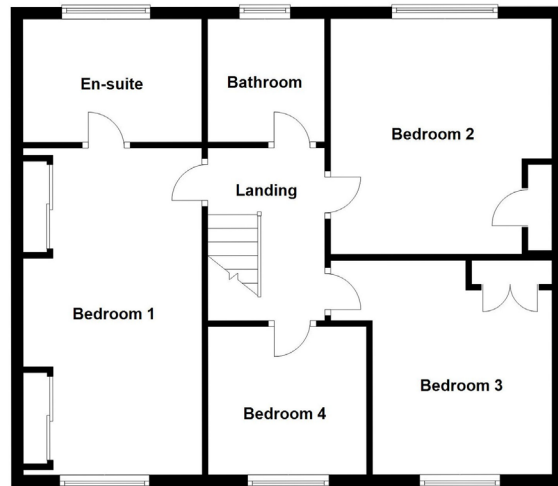
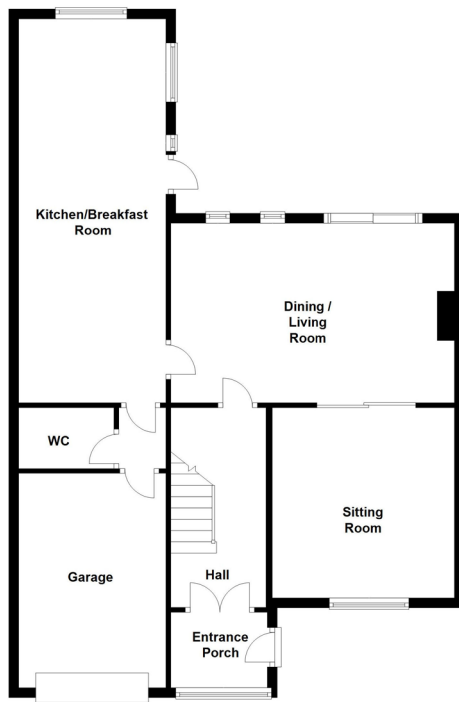
**Bedroom 2:** 12' 10" x 12' 0"  
Double bedroom. Laminate wood floor. Hot press.

**Bedroom 3:** 12' 2" x 10' 0"  
Double bedroom with built in wardrobes. Laminate wood floor.

**Bedroom 4:** 8' 10" x 8' 6"  
Single bedroom with built in wardrobe & presses. Laminate wood floor.

**Bathroom:** 6' 6" x 6' 5"  
With stand in Triton electric shower, w/c & washbasin. Ceramic wall & floor tiles. Recessed ceiling lights.





Floorplans for identification only - Not to Scale



**Gross Floor Area:**  
c.160 sq.m. (c.1,727 sq.ft.)  
including Garage

**B.E.R.:** D2 **BER D2**  
No. 109075820  
EPI: 287.04 kWh/ m²/yr

**Viewing:**  
By appointment with our office.

**Negotiators:**  
Martin O'Mahony  
FIPAV, MCEI. PSRA Licence No. 001493.

Jennifer O'Mahony  
BSc (Hons), MIPAV. PSRA Licence No. 001507.

### Some Features:

- Sunny West facing back garden c.61' long
- Double glazed windows
- En Suite to Bedroom 1
- Carpets, curtains, window blinds, dishwasher, cooker, microwave, fridge freezer included in sale
- Gas fired radiator central heating
- Extended accommodation
- Guest w/c
- Garden shed included in sale

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