



15 The Nurseries

Taney Road, Dundrum, Dublin 14

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Features

- Superbly designed A rated home, ideally positioned overlooking a private green.
- Highly convenient location, a short walk from Dundrum Town Centre and a 2-3 minute walk from the LUAS.
- Superbly landscaped, private, south facing garden with feature patio.
- Top floor fourth bedroom with ensuite and impressive views over Dublin City.
- Exclusive Lioncor development of only 32 houses.
- Contemporary Kube kitchen with Miele appliances
- Underfloor gas fired central heating downstairs.
- Electric charging point.
- Solar panels and mechanical heat recovery & ventilation systems.
- 10 year Home Bond guarantee.
- Floor area approximately 165sqm (1,776 sq. ft).

A most impressive and substantial A rated family home enjoying superbly presented accommodation, beautifully landscaped private south facing rear garden, ideally positioned overlooking a private open green in a small, exclusive development off Taney Road, a short walk to Dundrum Town Centre and the LUAS is only a 2-3 minute walk.

The Nurseries were built by Lioncor in circa 2020 and is an exclusive development of only 32 houses designed by Extend Architects. The properties are built to exacting standards, including a host of the latest modern features including contemporary KUBE kitchen, Miele appliances, underfloor gas fired central heating downstairs, electric car charging point, solar panels and mechanical heat recover ventilation systems, all underpinned by a 10 year home bond guarantee.

No. 15 has been further upgraded by the current owners to include extensive bespoke cabinetry and the delightful, landscaped rear garden ideal for alfresco dining on the feature heated sunny patio.

The Nurseries enjoys a location of unparalleled convenience being only a short stroll to the Dundrum LUAS stop. Dundrum Town Centre is also at the doorstep, and Goatstown, Churchtown, Stillorgan, and Sandyford Villages are all within close proximity offering further shopping and local amenities. Numerous schools are nearby including Taney National School, Mount Anville, Wesley College, Our Lady's Grove, St Olaf's, St Killian's German School, to name but a few. Churches, leisure facilities, sports clubs, cafes and restaurants are all in close proximity. There are a number of sports and recreational facilities nearby, including Meadowbrook swimming pool, Marlay Park, The Grange Golf Club and Airfield House and Estate to be enjoyed. Numerous nature walks are available just a short drive away in Ticknock Hill and Dublin Mountains. The area is well serviced by several bus routes to and from the city centre and the M50 and all main arterial routes are easily accessed.





Accommodation

Porched Entrance

Hallway

Guest WC: comprising wash hand basin, wc, tiled floor, partly tiled walls.

Living Room: 4.15m x 4.45m (13'7" x 14'7") very impressive room, chimney breast with feature electric log fire with built in shelving either side, understairs storage.

Utility Room: with worktop, presses, plumbed for washing machine and dryer, further storage.

Kitchen/Dining/Living Space

Kitchen/Dining Area: 5.55m x 2.6m (18'3" x 8'6") the KUBE kitchen is extremely well fitted with contemporary matt grey eye level presses and cream presses below the counter, Silestone worktop with one bowl undercounter sink unit, glass splashback, Elica hob with surface mounted extractor hood, integrated Miele oven and Miele steam oven, integrated fridge freezer, centre island with breakfast bar.

Living Area: 3.5m x 2.75m (11'6" x 9') with extensive built in shelving, media unit with presses underneath, electric Velux rooflight, sliding doors leading out to the rear garden.

Upstairs

Bedroom 1: 3.3m x 4m (10'10" x 13'1") with a very good range of built in wardrobes.

Dressing area: 0.9m x 1.58m (.29'6" x 5'2") with presses & vanity desk.

Ensuite: with step in tiled shower with Rain head over, wc, vanity wash hand basin, tiled floor and partly tiled walls, chrome heated towel rail.

Bedroom 2: 2.75m x 3.2m (9' x 10'6") with built in wardrobes and built in desk and shelving.

Bedroom 3: 2.65m x 3.3m (8'8" x 10'10") with built in presses and shelving, desk with drawers.

Family Bathroom: comprising bath with telephone shower attachment, wash hand basin, wc, separate step in tiled shower, tiled floor, partly tiled walls, chrome heated towel rail.

Top Floor

with under eaves storage, Velux rooflight, door into

Bedroom 4: 3m x 4.4m (9'10" x 14'5") with built in shelving, Murphy bed, and impressive views over Dublin City.

Ensuite well-appointed with step in tiled shower, wc, wash hand basin, tiled floor, partly tiled walls, under eaves storage, Velux rooflight.

Dressing Area: 1.75m x 2.1m (5'9" x 6'11") with a good range of built in wardrobes.

Outside: The front garden is bordered by hedging and is cobble locked providing off street carparking with electric charging point. Gated side entrance leads to

The private south facing rear garden (7.45m x 7.05m / 24'5" x 23'2") has recently been landscaped with feature Patio area, overhead heating, 2 outside electric sockets and tap. Step up to an astroturf grass boarded by flowerbeds, mature shrubs, bushes, and plants. Olive trees.

BER Information

BER: A2. BER No: 112259981.

EPI: 45.06 kWh/m²/yr.

Eircode

D14 Y8N7





FLOOR PLANS Not to scale - for identification purpose only.

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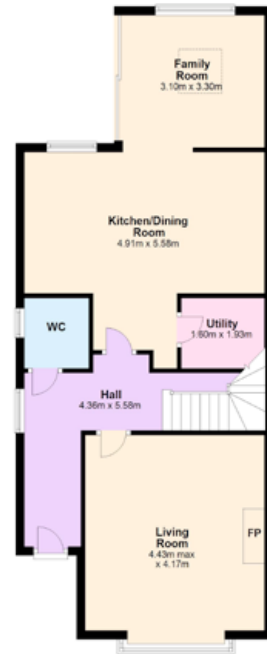
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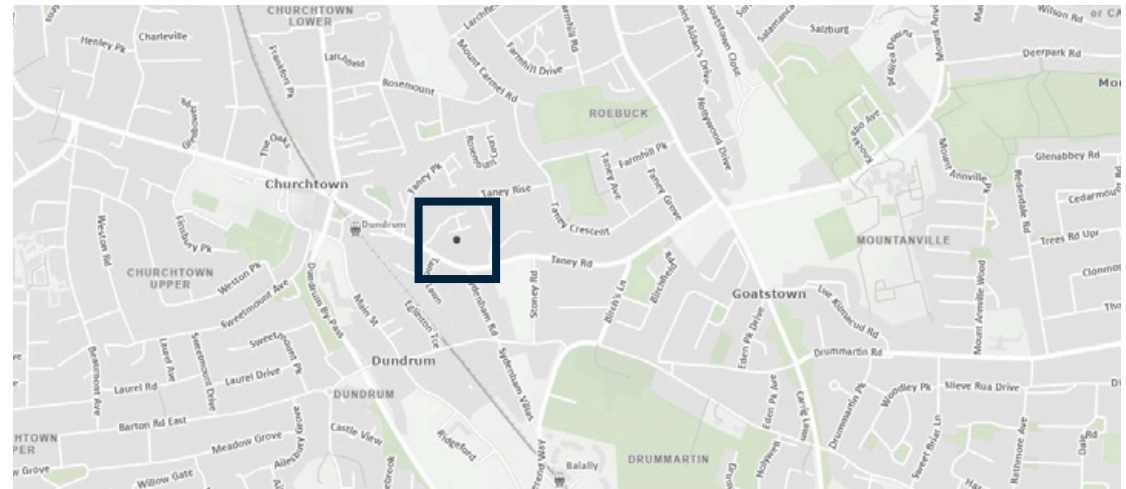
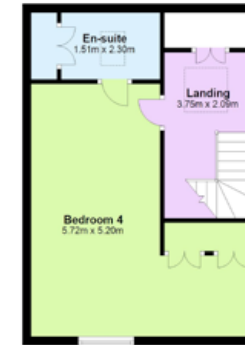
Ground Floor



First Floor



Second Floor



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