

FOR SALE

BY PRIVATE TREATY

Olivemount Villa
Dundrum Road
Dundrum
Dublin 14



Three Bedroom Detached
c.185.8sq.m. /2,000sq.ft



Price: €495,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine three bedroom detached property to the market conveniently positioned just off the Dundrum Road, Dublin 14. "Olivemount Villa" boasts an idyllic location within walking distance of a wide array of local amenities including local shops, schools, Dundrum Shopping Centre, UCD and The Luas Green Line. A host of bus routes are also on your doorstep offering transport to and from Dublin's City Centre with ease.

Interior living accommodation of c. 2,000 sq ft comprises of entrance hallway with guest wc, lounge, reception room(in use as 4th bedroom), kitchen/dining room with utility room, three bedrooms(2 double/1 single), main family bathroom and master bedroom ensuite. The property is accessed via a laneway off Olivemount Road and there is a private front courtyard with ample outside space and one designated parking space. Interest is sure to be seen from both owner occupiers and investors, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 2,000 sq ft
- Oil fired central heating
- 3 bedrooms with potential 4th bedroom on ground floor
- Fully alarmed
- Modern high gloss kitchen
- Separate utility room
- Private courtyard to front
- 1 designated parking space
- On street parking available within easy reach
- Highly sought after location
- Within walking distance of The Luas & Dundrum Shopping Centre
- Dublin's City Centre & UCD within easy reach
- Ideal for both owner occupiers and investors
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

14'7" x 8'5" (4.5m x 2.6m)

Hardwood flooring, access to kitchen/dining room, lounge, living room (bedroom) and guest w.c.

LIVING ROOM

12'7" x 10'8" (3.9m x 3.3m)

Hardwood flooring, in use as a double bedroom.

LOUNGE

20'9" x 11'4" (6.4m x 3.5m)

Hardwood flooring, feature fireplace, double doors to front courtyard, access to dining room.

KITCHEN/ DINING ROOM

18'0" x 11'4" (5.5m x 3.5m)

Hardwood flooring, fitted modern gloss kitchen, access to utility room. Utility room houses washing machine and dryer, access to rear patio area.

BEDROOM 1

9'8" x 11'4" (5m x 3.5m)

Extra large double bedroom to the rear of the property, laminate flooring, walk in wardrobe, access to fully tiled ensuite.

BEDROOM 2

11'8" x 10'8" (3.6m x 3.3m)

Double bedroom to the rear of the property, laminate flooring and built in wardrobes.

BEDROOM 3

11'4" x 10'1" (3.5m x 3.1m)

Single bedroom to the rear of the property with carpet flooring.

BATHROOM

8'2" x 7'5" (2.5m x 2.3m)

Bathroom suite fitted with wc, whb and bath with Mira Shower and mainly tiled.

OUTSIDE REAR

Not overlooked, limited patio space.

OUTSIDE FRONT

Not overlooked, peaceful location, one parking space, paved and walled private courtyard area.



FLOOR PLANS



OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

If travelling from Dundrum Shopping Centre heading towards City Centre, proceed along R117 until you reach the major traffic light junction under The Luas bridge. Proceed straight through this junction onto Dundrum Road and continue ahead until you see "JDM Insurance" on the right hand side. Turn right just before this building onto Olivemount Road and then take an immediate left turn onto the laneway where you can access the entrance to "Olivemount Villa".

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

Alternatively you can send an email to ross@raycooke.ie and we will contact you.

MORTGAGES

- Pre-approved Mortgage
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Ray Cooke
Financial Services Ltd

For further financial advice, please call:
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Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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