

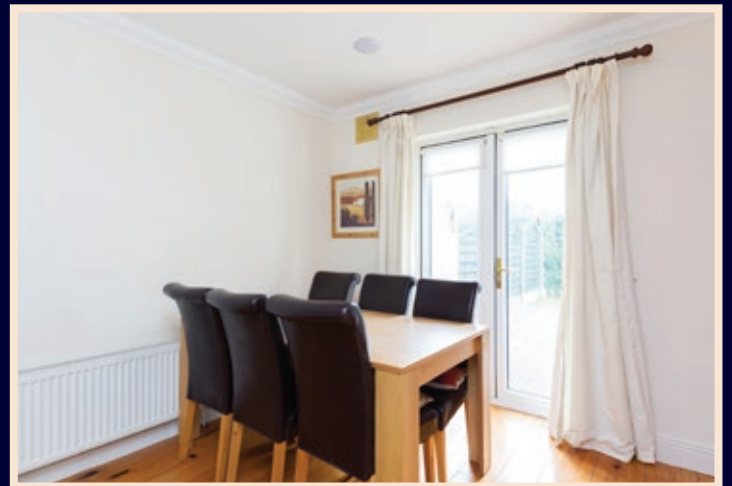


3 Frankfort Mews, Frankfort Park,  
Dundrum, Dublin 14.

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)





# For Sale by Private Treaty

Hunters Estate Agent are proud to bring to the market this charming and well presented four bedroom end terrace family home.

No.3 Frankfort Mews has an enviable setting, situated in one of Dundrum's premier residential areas. Offering rooms of generous proportions, approx. 124sq.m/1,335sq.ft. This fine family home built in 2006, briefly comprises entrance hallway, guest w.c., living/dining room, kitchen/breakfast room on the ground floor while the second floor comprises landing, master bedroom with ensuite, two further double bedrooms and main bathroom. The attic level offers the fourth bedroom and ensuite with attic storage access. The front the property has a cobblelock driveway and is accessed via electric gates while offering off street parking for two cars. The rear of the property, accessed via a side passage enjoys a southerly aspect with a timber decking patio area and a shed.

Frankfort Mews is within easy reach of Milltown, Dundrum Town Centre, Ranelagh, UCD and City Centre via the LUAS Green line at Dundrum. This charming family home also offers quick and convenient access to all the amenities offered by Dundrum Village including shops, cafes, bars, restaurants and theatre. Some of Dublin's premier schools are within striking distance and include Wesley College, Notre Dame, St. Tiernan's and Mount Anville. The M50, which is nearby, offers seamless access to Dublin Airport and surrounding counties.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Charming 4 bedroom end terrace residence.
- » Offering rooms of generous proportions extending to approx. 124sq.m/1,335sq.ft. (including attic area)
- » Built in 2006
- » Gas fired central heating.
- » Alarmed
- » Electric gates to front with off street parking for 2 cars.
- » South facing rear garden with timber decking patio area.
- » Minutes from local amenities and transport including LUAS Green line.
- » Some of the finest schools in Dublin on your doorstep including Wesley College, Notre Dame, St. Tiernan's and Mount Anville.
- » Within easy reach of Milltown, Dundrum Village, Dundrum Town Centre, Ranelagh, UCD and the City Centre.





# ACCOMMODATION

## ENTRANCE HALL

1.78m x 6.47m (5'10" x 21'3")

Attractive cornicing, tiled floor, recessed ceiling lights and under stairs storage.

## GUEST WC

WC and wash hand basin.

## LIVING/DINING ROOM

7.56m X 3.81m (24'10" x 12'6")

Bright room with feature bay window, wooden floors, attractive cornicing, Sandstone fireplace with marble inset and gas fire, surround sound. Double doors to rear patio.

## KITCHEN/BREAKFAST ROOM

2.76m x 5.14m (9'1" x 16'10")

Fitted wall and base units, Indesit oven, hob and extractor fan, integrated fridge/freezer, integrated Zanussi dishwasher. Attractive cornicing, recessed ceiling lights, tiled floor, Velux window. Double doors to rear garden.

## FIRST FLOOR

### LANDING

Wooden floors and hotpress.

### BEDROOM 1

3.33m x 3.13m (10'11" x 10'3")

Overlooking front garden with feature bay window, wooden floors and fitted wardrobe.

### BEDROOM 2

2.49m x 2.29m (8'2" x 7'6")

Overlooking front garden, wooden floors and fitted wardrobe.

### BEDROOM 3

3.25m x 3.37m (10'8" x 11'1")

Overlooking rear garden, wooden floors and fitted wardrobes.

## ENSUITE

1.15m x 2.34m (3'9" x 7'8")

Suite incorporating WC, wash hand basin, shower cubicle with Mira electric shower.

## BATHROOM

1.66m x 1.79m (5'5" x 5'10")

Suite incorporating WC, wash hand basin, bath with Mira electric shower.

## SECOND FLOOR – ATTIC

### BEDROOM 4

3.84m X 4.56m (12'7" x 14'11")

Spacious room with wooden floors, 2 Velux windows, wardrobe and access to attic storage.

## ENSUITE

2.51m x 1.46m (8'3" x 4'9")

Suite incorporating WC, wash hand basin, shower cubicle with Mira electric shower. Velux window.



## OUTSIDE

### REAR GARDEN

7.16m x 7.36m

South facing garden with timber decking patio, outdoor lighting, side entrance and shed (plumbed for washing machine)

### FRONT GARDEN

Walled, cobblelock driveway with off street parking for 2 cars, sliding electronic gate, bordered with pebbles and shrubs.

## BER DETAILS

BER Rating: C2

BER Number: 109515403

Energy Performance Indicator: 175.75 kWh/m<sup>2</sup>/yr

## DIRECTIONS

Coming from Milltown, continue straight along the Dundrum Road, past Bird Avenue, turn right onto Frankfort Park, Frankfort Mews is on the left hand side.

## VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 6680008 or email: [info@huntersestateagent.ie](mailto:info@huntersestateagent.ie)



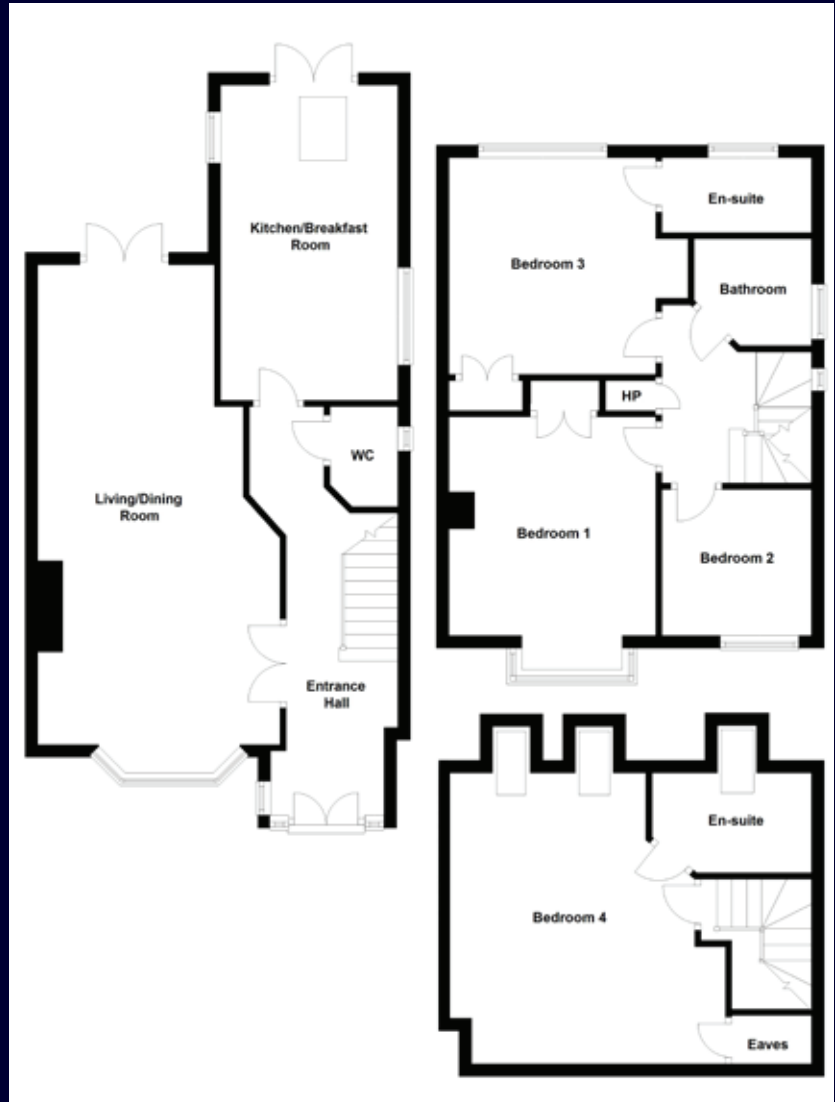
**T** 01 668 0008 **E** [citycentre@huntersestateagent.ie](mailto:citycentre@huntersestateagent.ie) **W** [www.huntersestateagent.ie](http://www.huntersestateagent.ie)

St Martin's House, Waterloo Road, Dublin 4

4 Castle Street, Dalkey, Co. Dublin

2 Brighton Road, Foxrock, Dublin 18

**PSRA Licence no:** 001631



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

## Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.