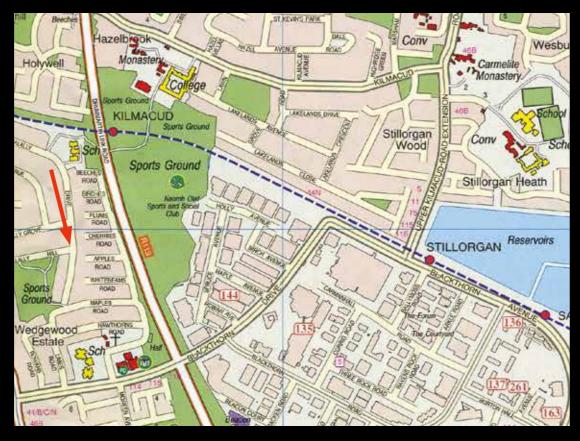




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If you are considering selling please call us today: For a Free Valuation:

T: 01 2100 360



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For Sale by Private Treaty



141 Balally Drive, Dundrum, Dublin 16

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Location

Located within walking distance of The Dundrum Town Centre with its extensive amenities and only a stone's throw to the Balally Luas station making the trip into the city centre extremely easy. Other amenities including; schools, colleges, parks are all surrounding and the M50 is only minutes' drive away giving easy access to all major national routes.

Description

Situated on a quiet road in the highly sought after development of Balally sits this beautiful, bright and spacious (approx. 164 sq/m incl. garage) 4 bedroom semi detached family home. No. 141 comes to the market in excellent condition. It offers well designed, spacious family accommodation together with a delightful and extremely sunny 18.5m west facing private rear garden, whilst also offering ample potential to extend and convert (subject to relevant planning permission).

Viewing is highly recommended!

At A Glance

- Bright and spacious accommodation
- Glorious and private west facing rear garden
- Large convertible attic
- PVC double glazed windows throughout
- Gas fired central heating
- Off street car parking for two vehicles
- Excellent choice of Primary & Secondary Schools
- Adjacent to Dundrum Village
- Within easy reach of M50
- Definite potential to extend (subject to p.p.)





Viewing

Strictly By Prior Appointment Only With Sole Agents Allen & Jacobs t:2100360 f:2789494 e : info@allenandiacobs.ie w : allenandjacobs.je

Notes:



Ground floor

Entrance Porch: 1.7m × 1.95m; With tiled floor.

Reception Hall: 4.2m x 1.95m: With timber floor.

Sitting Room: 3.8m x 3.86m: With sliding doors to. .

Living Room: 5.76m x 3.64m: Coal effect gas fire with marble mantle. Sliding patio doors to rear garden. Timber floors. Door to. . .

Kitchen/Dining Room: 7.85m x 2.95m: Fitted kitchen with range of wall and floor units. Very bright room with double doors to rear garden.

Guest WC: With wc and whb, Garage: 5,48m x 2,95m:





Accommodation

First floor

Landing: 2.83m x 2.00m: Bedroom 1: 5.6m x 2.88m; Built in wardrobes.

Ensuite: 2.88m x 2.00m: With bath, wc & whb. Tiled floor,

Bathroom: 2,0m × 2,00m: With walk-in shower unit, wc & whb.

Bedroom 2: 3.66m x 3.94m; With hotpress.

Bedroom 3: 3.71m x 3.66m: Built in wardrobes.

Bedroom 4: 2.7m x 2.61m:

Attic: A large attic ideal for conversion.

Outside

A glorious and private west facing rear garden measuring approximately 18.5m is complimented by off street parking for up to two cars to the front.



GROUND FLOOR

For identification Purposes Uniphid To Box Made with Methods (2017)



