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For Sale by Private Treaty



**141 Balally Drive, Dundrum, Dublin 16**

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# For Sale by Private Treaty

## 141 Balally Drive, Dundrum, Dublin 16



**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**  
Situating 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  
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### Notes:

**Negotiator**  
Andrew Allen MIPAV MCEI

### Accommodation

#### Ground floor

**Entrance Porch:** 1.7m x 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:

#### 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 x 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:  
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.

