



17 The Drive, Woodpark, Ballinteer, Dublin 16  
D16XT04

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103 m2 / 1109 ft2



DOUGLAS NEWMAN GOOD

**DNG**

# 17 The Drive, Woodpark, Ballinteer, Dublin 16 D16XT04

DNG is pleased to present this fine three bed semi to the market. Ideally positioned on a quiet cul de sac within this ever popular development, it boasts spacious accommodation and a large south facing garden. Accommodation consists of large entrance porch, entrance hallway, kitchen, dining room and living room. Upstairs contains three bedrooms and family bathroom.

Moving to outside, the large south facing garden mostly in lawn takes the sun during most daylight hours and thus is perfect for alfresco dining. To the front there is off street parking for two to three cars and ample additional space on street.

The location is second to none with every conceivable amenity within easy reach. It is close to the M50, the LUAS and many bus routes. Ballinteer Shopping Centre is within a 5 minute walk, and Dundrum town centre, which provides plenty of quality boutiques, shops, cinemas, restaurants, bars and cafes, is only a 15 minute walk away. Marlay Park and the Dublin mountains are also right on your doorstep.

Many of Dublin's finest schools and colleges are close by including St. Benildus, Wesley College, Alexandra College, Mount Anville and UCD to name but a few. Public transport is extremely well catered for with the LUAS within walking distance making the short commute to the city centre all the easier. The M50 is also within easy reach. Multiple bus routes are close by including the 16, 19, 75 and the Aircoach.

Viewing is strongly recommended for those searching for a fine family home within a mature neighbourhood.

## Accommodation

Entrance Porch 3.16 x 1.17

Hallway 2.00 x 4.43 Spacious entrance hallway with under stair storage and solid wood flooring

Kitchen 3.64 x 2.92  
Fitted kitchen with wall and base units. Neff appliances, plumbed for washing machine/dishwasher. Linoleum flooring.

Dining room 3.71 x 3.02  
Adjoining kitchen to rear. Carpeted flooring. Double doors to:

Living Room 3.97 x 4.87  
Feature fireplace, carpeted flooring.

Landing 3.23 x 2.13

Wood flooring, access to:

Hotpress 1.24 x 1.09 max Hot water cylinder and shelved storage.

Bedroom 1 3.84 x 3.49 Double bedroom to rear, wood flooring.

Bedroom 2 3.49 x 4.41  
Double to front, carpeted flooring

Bedroom 3 2.51 x 2.74 Single bedroom to front, wood flooring

Bathroom 1.81 x 2.27 Shower cubicle with Triton Electric shower, WC, whb, tiled floor, part tiled walls.

## Features

- Accommodation of C. 103 sqm/ 1,110 sq.ft.
- Gas fired heating
- Double glazed throughout
- South facing garden
- Cul de sac location
- Excellent convenient location
- LUAS walking distance
- Dundrum Town Centre
- Top schools close by
- M50 2 mins drive

BER: F BER No. 110750403  
EPI: 393.41 kWh/m<sup>2</sup>/yr



View By Appointment

Asking Price: €445,000

**DNG Stillorgan**

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**Negotiator:** William Bradshaw

0868056703

PSL 002049

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For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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