



57 Clonard Park, Dundrum, Dublin 16

Beirne
& Wise



For Sale By Private Treaty

57 Clonard Park is a well-appointed 4 bedroom semi-detached family home with garage tucked away in a quiet cul de sac just off the Sandyford Road. The property has been lovingly cared for and well maintained by the current owners. On entering this bright family home you are greeted with a spacious hall, living room with open fireplace, folding doors to a large dining room/kitchen which has modern fitted units and centre island counter. There is a sliding patio door to a private mature rear garden with timber decking and garden shed. Just off the kitchen there is a TV lounge, small office, guest w.c and utility room. Upstairs are 4 bedrooms, bathroom with bath, w.c. and w.h.b.

Clonard Park is in a superb location and offers a wide range of amenities with a fine selection of schools including Wesley College, Notre Dame Girls School, Taney and St Olaf's primary schools which are nearby. Dundrum Town Centre, LUAS, and Sandyford Village are just a short stroll away. There is easy access from the property to Sandyford Business Park, the M50 and on to the airport.

Special Features

- Gas fired central heating
- Alarm system
- Private mature rear garden
- Off street parking
- Steel garden shed.
- Double glazed PVC windows
- Modern fitted kitchen
- Quiet residential cul de sac
- Timber decking & patio area to rear.
- Floor area: c.127 Sq.m. / c.1,367 Sq.ft.

Accommodation

PORCH

HALL

3.2m x 2.6m (10'5" x 8'6")

With timber oak floors and under stairs storage.

LIVING ROOM

4.43m x 3.89 (14'6" x 12'9")

With timber oak flooring, open fireplace, double fold oak doors to spacious dining room / kitchen.

KITCHEN / DINING ROOM

3.37m x 6.72m (11'0" x 22'0")

With timber oak flooring, modern fitted kitchen units, double fridge / freezer, double gas hob and oven with extra fan. Sliding patio door to rear garden.

FAMILY ROOM

3.1m x 1.9m (10'2" x 6'2")

With timber floors and door to rear garden.

OFFICE

1.1m x 1.67m (3'7" x 5'5")

With built in shelving and timber floors.

W.C.



UTILITY

Plumbed for washing machine and dryer. Door leading to garage.

FIRST FLOOR

LANDING

With hot press.

BEDROOM ONE

4.0m x 3.35m (13'1" x 10'11")

With built in wardrobe.

BEDROOM TWO

3.6m x 3.36 (11'9" x 11'0")

With built in wardrobe.

BEDROOM THREE

2.8m x 3.2m (9'2" x 10'5")

BEDROOM FOUR

2.28m x 3.19m (7'5" x 10'5")

GARAGE

With electric roll up garage door.

Garden

To the front there is a driveway with parking for two cars. To the rear there is a fully walled rear garden with a large patio area, raised timber decking with lawn. The property enjoys a private rear aspect.

View

By appointment with Beirne & Wise t: 01 296 2444

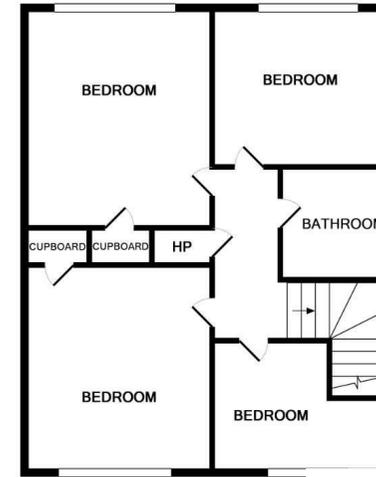
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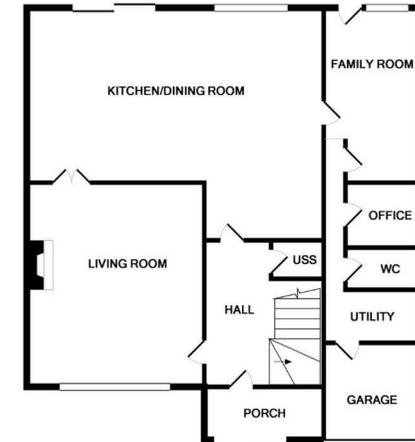
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Output 367.79 kWh/m2/yr





1ST FLOOR



GROUND FLOOR

Beirne
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