



24 Clonard Drive, Dundrum, Dublin 16



Sales and Lettings



For Sale by Private Treaty

An absolute gem! With a stunning open outlook to the rear and uninterrupted views towards Dublin Mountains over the extensive sports grounds of Wesley College this fine home enjoys a breathtaking vista to the rear with a coveted south-westerly aspect.

It is further complimented by an open outlook to the front, an extended and well maintained interior with generously proportioned light filled accommodation, fine gardens to front and rear and a choice, mature and tree lined cul-de-sac location- everything a family home should be and more!

Located off the Sandyford Road in this deservedly popular residential location, easily accessible to Dundrum Town Centre with its choice of major retail stores, cinema, theatre, restaurants and bars.

Neighbourhood retail and service outlets are also close by which include both Dundrum Village, Sandyford Village and Balally Shopping Centre.

The Dundrum LUAS is within walking distance and there are excellent public transport facilities available nearby including a regular bus service to and from the city Centre. The M50 is easily accessible.

There is a wide choice of educational establishments in the vicinity which include Wesley College, Taney National School, St. Olafs National School, St. Tiernans, and Notre Dame.

Sandyford Business Park, Central Park and the Beacon Hotel, Hospital and Beacon Shopping Centre are a short drive away

There is a choice of sporting and recreational amenities nearby which include Ballawley Park, Marley Park, Meadowbrook Leisure Centre with a swimming pool, gym, squash and courts and all weather pitches.

Airfield House and Estate are closeby with a 38 acre working farm, gardens, play areas and café and restaurant. Westwood, Leopardstown Racecourse and Kilmacud Crokes are all nearby.





Features Include

- Light filled accommodation c. 147 Sq. M (1,582 Sq. Ft)
- Fitted carpets, curtains, blinds, and kitchen appliances namely oven, hob, extractor fan, dishwasher, fridge/freezer and washing machine are included in the sale
- A home evidently well maintained with gardens that have been lovingly tended and enjoyed by the current owners
- Cleverly designed and extended living accommodation
- Fully fitted kitchen with range of built-in appliances
- Upgraded bathrooms with quality sanitaryware and tiling
- Digital Burglar Alarm
- Oil Fired Radiator Central heating with feature back boiler system to main fireplace
- Part PVC Double Glazed Replacement windows
- Off street parking to front
- Easily managed front garden with off street parking
- Stunning rear garden with captivating backdrop across open greenery and with a mountain backdrop
- Choice cul-de-sac location in the most coveted location in Clonard
- Located close to Dundrum, Sandyford Business Park, the M50 and LUAS

Accommodation

Porch Entrance:	1.5m x 1.4m, with panelled hardwood entrance door with glass to either side, feature exposed granite wall, ceramic tiled floor and glass panelled door to
Reception Hallway:	5m x 1.34m, with carpeted floor, digital burglar alarm panel, ceiling coving and centre rose, feature part glass panelled wall, door to
Living Room/Dining Room:	8.75m 3.6m overall
Living Area:	with feature mahogany mantelpiece with open fire, granite inset and hearth, television point, large picture window overlooking front garden, ceiling coving and centre rose, carpeted floor
Dining Area:	with door to kitchen area, ceiling coving and centre rose, carpeted floor, double doors to deck and rear garden
Family Room:	4.6m x 2.2m, with large window overlooking front garden, television point, carpeted floor
Kitchen/Breakfastroom:	5.87m x 3.5m, with an extensive range of built in- oak fronted units, Zanussi double oven, Zanussi four ring ceramic hob, Scholtes extractor fan with brass hood, Beko dishwasher,

Whirlpool washing machine, one and a half bowl stainless steel sink unit, tiled splashback, telephone point, under counter lighting, ceramic tiled floor, recessed lighting, picture window overlooking rear garden door to rear garden

Guest WC: with white suite comprising wash hand basin and wc, ceramic tiled walls and floor, digital time clock

UPSTAIRS THERE ARE FOUR BEDROOMS:

Bedroom 1: 4.4m x 3.9m, with an extensive range of wardrobes, built-in dressing table with mirror, storage drawers and lighting, polished timber flooring, television point, large picture window overlooking front

Bedroom 2: 3.5m x 2.85m, with carpeted floor and large picture window overlooking front

Bedroom 3: 3.4m x 2.9m, with polished timber flooring, picture view overlooking grounds of Wesley College and towards mountains

Bedroom 4: 3.6m x 2.4m, with carpeted floor, picture view overlooking grounds of Wesley College and towards mountains

Bathroom: with white suite comprising jacuzzi bath, separate step-in fully tiled shower with Aquastyle electric shower, wash hand basin, wc, heated towel rail, ceramic tiled walls and floor

Landing: Shelved Hot Press with Dual Immersion Heater

OUTSIDE: Open plan front garden with off-street parking and gravelled area bordered by flowerbeds with mature planting/hedging.

Wrought iron gated side access to rear garden with a south-westerly aspect and which is of a low maintenance design with raised deck area and steps to graveled area bordered by brickfronted raised flowerbeds and trellising. Extensive paved patio area to rear. Concrete built garden store. Coal Bunker. External Lighting

Boiler House with Truco Oil Fired Boiler

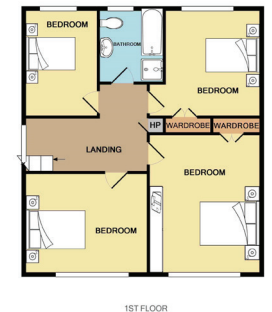
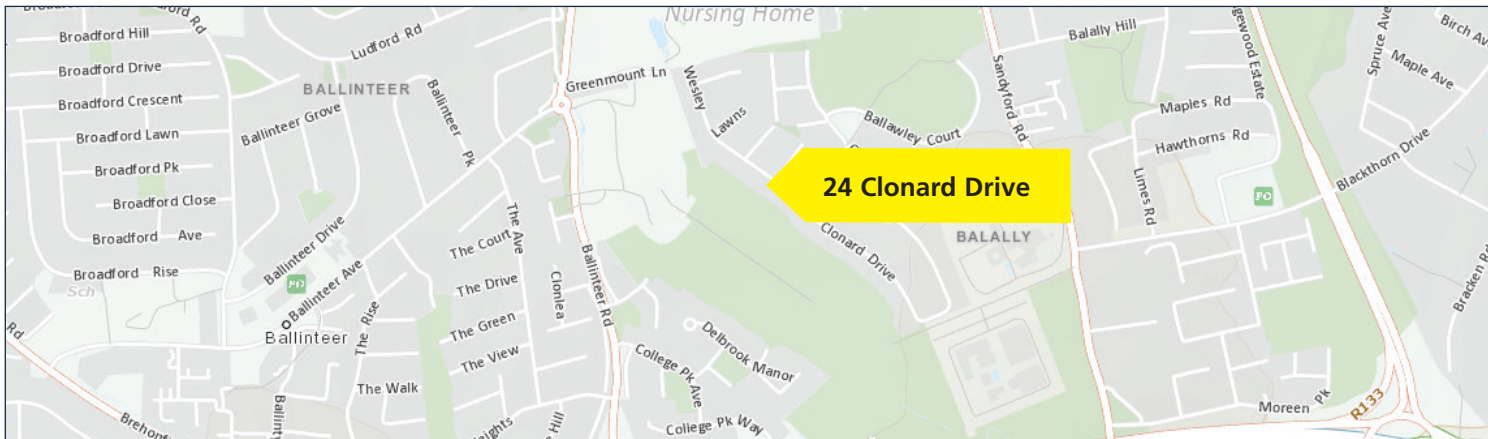
BER Details: E1

BER Number: 1090108191

Energy Performance Indicator: 313.72 kW/h/m²/yr

Viewing: By prior appointment.





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